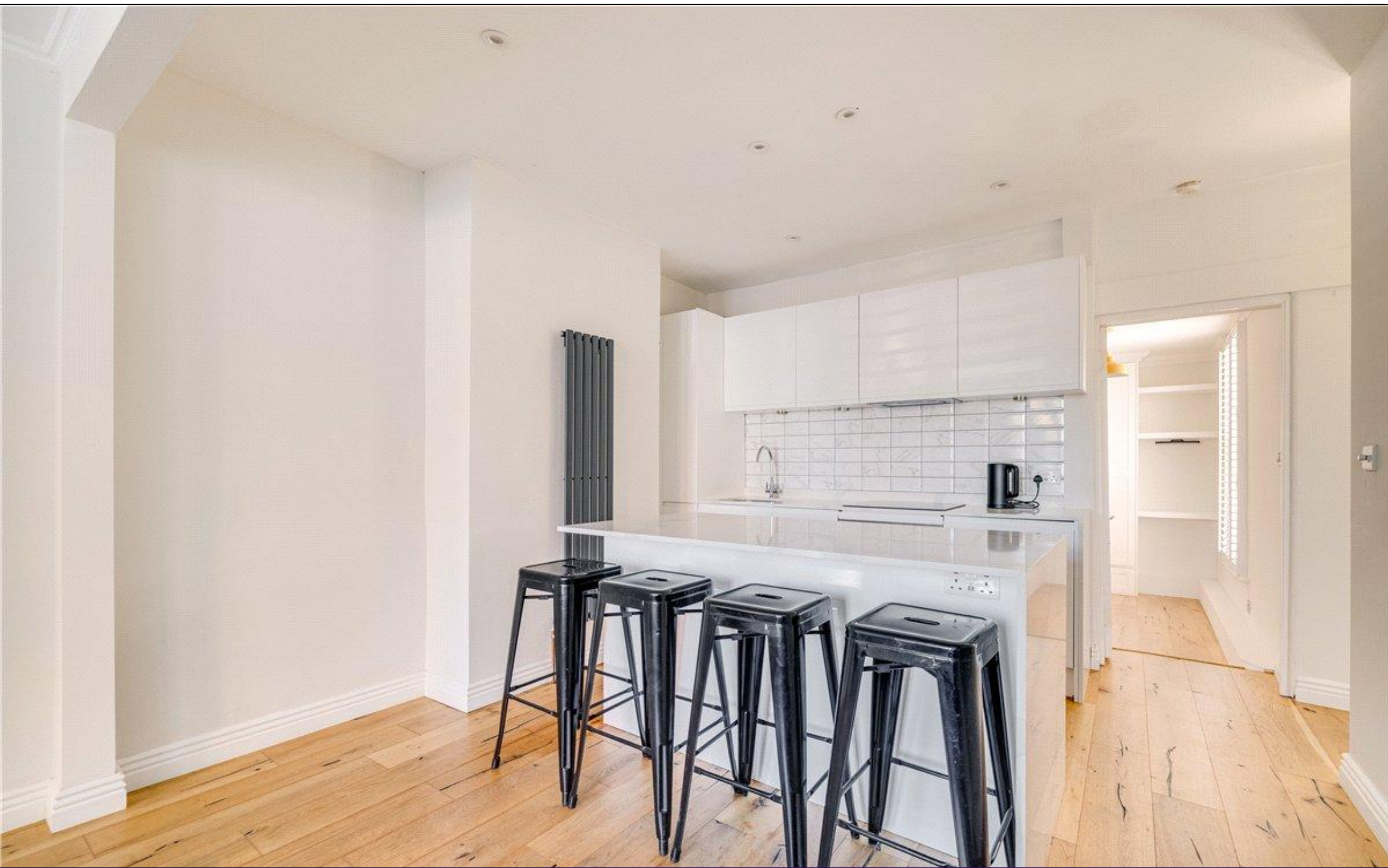




ST. JOHN'S HILL, LONDON, SW11
£425,000

Carter Jonas

ST. JOHN'S HILL, LONDON, SW11

A brand newly refurbished one bedroom ground floor flat with a long lease, located in the heart of St John's Hill with all the shops and restaurants on your doorstep and providing easy access to Clapham Junction and the open spaces of Wandsworth Common. This ground floor flat has been tastefully refurbished throughout and offers well-proportioned rooms. Upon entering through your own private door, the flat comprises a large reception room with an abundance of natural light and an open plan kitchen with breakfast bar/island offering a good worktop space. The bedroom is to the rear with an ensuite shower room with large walk-in shower, sink and WC. There is a further WC.

Chain free. Sole agents.

A BRAND NEWLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT WITH A LONG LEASE, LOCATED IN THE HEART OF ST JOHN'S HILL WITH ALL THE SHOPS AND RESTAURANTS ON YOUR DOORSTEP.



AMENITIES

- Newly refurbished
- Long lease
- Excellent location
- No service charge
- One bedroom
- Private entrance

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

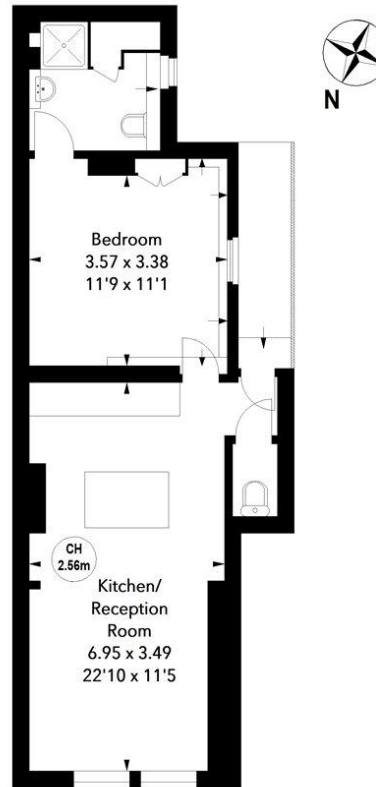


Classification L2 - Business Data



St John's Hill, SW11
Approximate Area = 45.61 sq m / 491 sq ft

Key :
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Southfields 020 7518 3260

southfields.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.