



ST. JOHN'S HILL, LONDON, SW11
£445,000

Carter Jonas

ST. JOHN'S HILL, LONDON, SW11

A brand newly refurbished one-bedroom ground floor flat 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 of 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.

AMENITIES

- Newly refurbished
- One bedroom
- Private entrance
- Excellent location

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

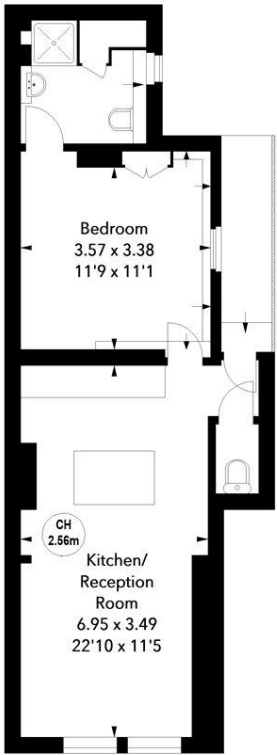
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK

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.



IMPORTANT INFORMATION

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