



WEBB'S ROAD, BETWEEN THE COMMONS, SW11
£825,000

Carter Jonas

WEBB'S ROAD, BETWEEN THE COMMONS, SW11

A beautifully presented two bedroom garden flat arranged over the ground floor of an attractive Victorian conversion, offering a superb sense of space and natural flow throughout. To the rear, a standout open plan kitchen, dining and living area provides excellent entertaining space, filled with natural light via skylights and large bi fold doors, which open onto a stunning low maintenance courtyard garden. The principal bedroom benefits from high ceilings, built in storage and an en suite shower room, while the second double bedroom also features fitted wardrobes and looks onto a useful courtyard area. A further bathroom and separate utility cupboard complete the accommodation.

Webb's Road is ideally positioned Between the Commons, running parallel to Northcote Road and within easy reach of its popular cafés, shops and restaurants. The property is conveniently located for Clapham Junction station (approx. 0.5 miles), as well as the green open spaces of Clapham Common and Wandsworth Common. The area is also well known for its excellent selection of schools.

- Two double bedrooms
- Two bathrooms (one en suite)
- Impressive open plan kitchen / dining / living space
- Private courtyard garden with bi fold doors
- High ceilings and excellent natural light
- Built in storage throughout
- Separate utility cupboard
- Sought after Between the Commons location
- Close to Northcote Road amenities
- Clapham Junction approx. 0.5 miles

- Leasehold with 87 years remaining
- Vendors will consider acquiring the share of freehold, subject to offer
- Service charge approx. £501 pa
- Ground rent approx. £700 pa

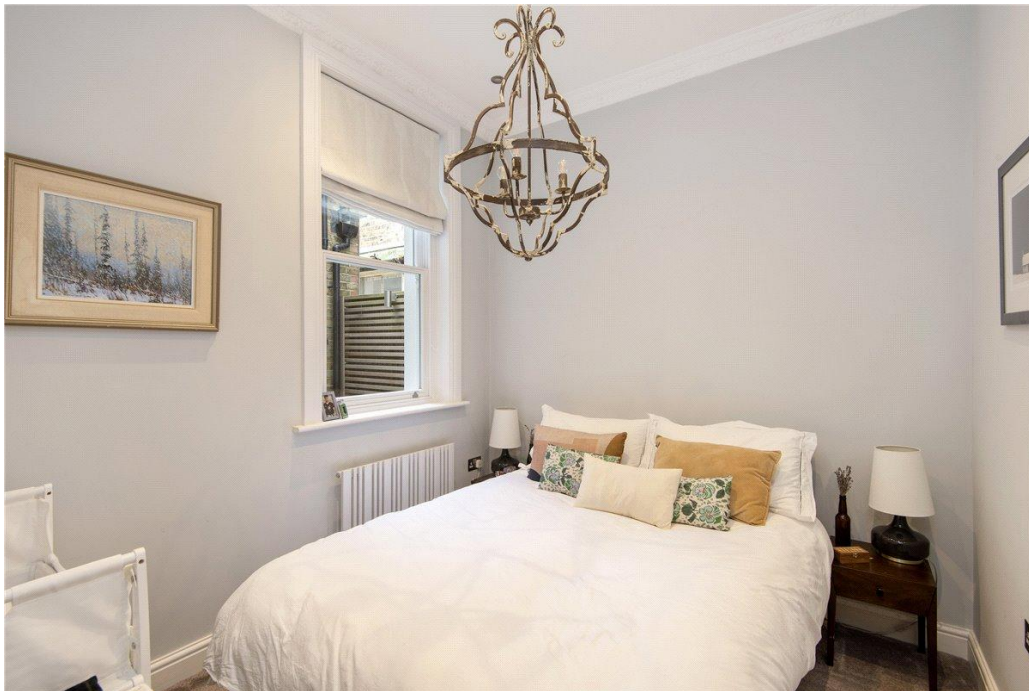
TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

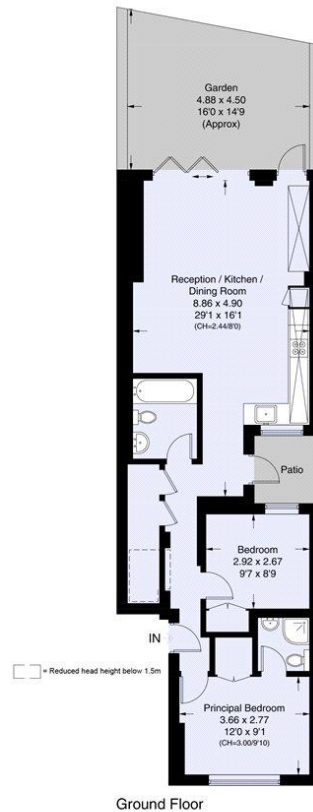
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EXCELLENT OPENPLAN LIVING AND ENTERTAINING SPACE WITH A STUNNING PRIVATE COURTYARD GARDEN, IDEALLY LOCATED BETWEEN THE COMMONS.





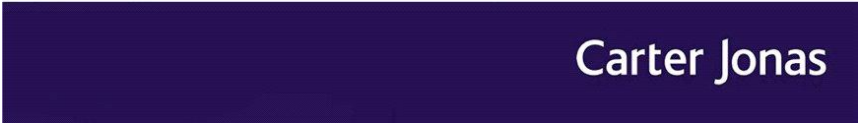
Webb's Road, SW11
 Approximate Floor Area = 70.4 sq m / 758 sq ft
 (Excluding Areas With Reduced Headroom)
 Reduced Headroom = 1.7 sq m / 18 sq ft
 Total = 72.1 sq m / 776 sq ft
 Including Limited Use Area = 2.1 sq m / 23 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		



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