



WEBB'S ROAD, LONDON, SW11

Carter Jonas

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Stylish two-bedroom property in a highly desirable Northcote Road/Clapham Junction location. Immaculately presented throughout with supersized living and entertaining space, stunning courtyard garden. Close to transport links and Clapham Common.

Comprising the ground floor of a Victorian conversion, the layout of this property flows effortlessly. To the rear, a spacious kitchen-diner/family room, with natural light flooding into the modern space through windows, skylights and the large bi-fold doors that fold back to reveal the stunning, low-maintenance paved garden. The bright main bedroom, with its wooden shutters, benefits from very high ceilings, an en-suite shower room and deep wardrobe space. The second double bedroom, with built-in wardrobes, overlooks a courtyard space, which can also be accessed from the main hallway and offers great storage for bikes etc. A large bathroom can be found along the hallway, along with a separate laundry cupboard.

Located on Webb's Road, which runs parallel to Northcote Road and is conveniently located for the shops and transport links of Clapham Junction. The green open spaces of Clapham Common and Wandsworth Common are close by. There are excellent schools nearby, including Belleville Primary School, Bollingbroke Academy, Eaton House The Manor, Thomas's Clapham, Thomas's Battersea and Broomwood Hall.

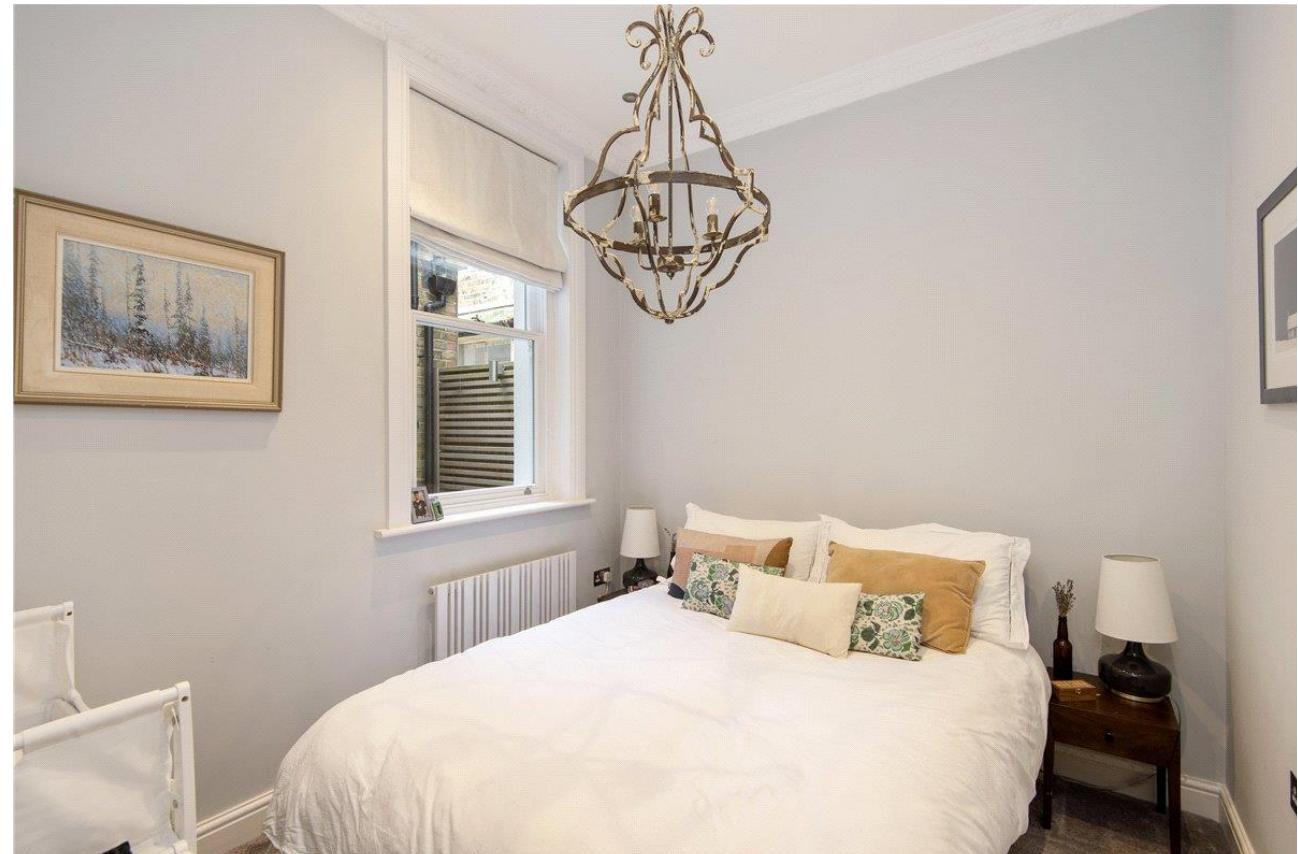
AMENITIES

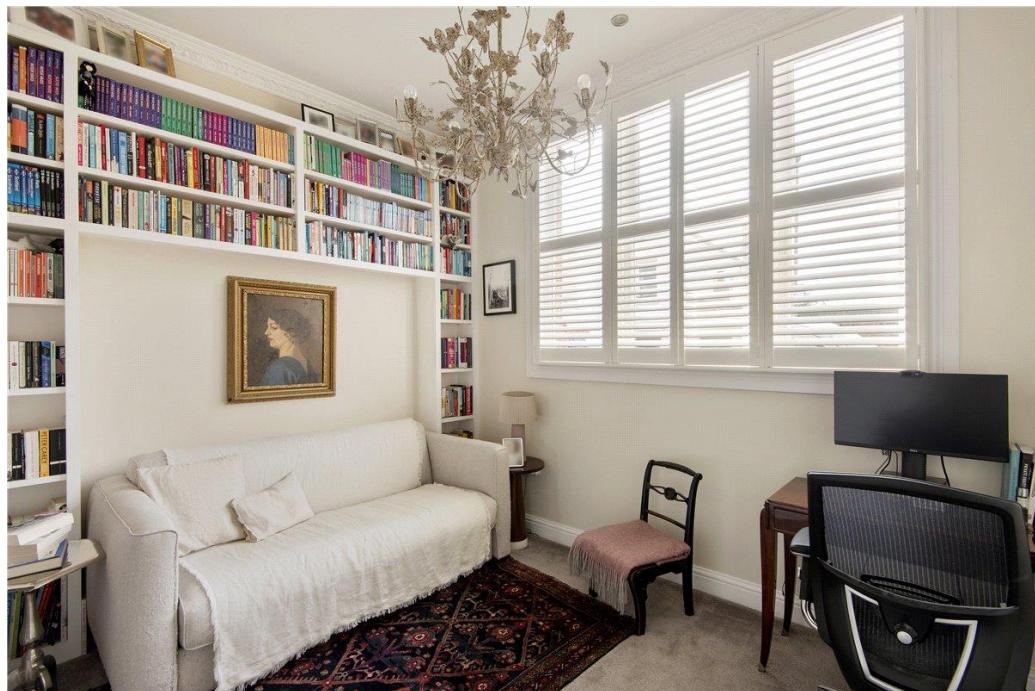
- Two Bedrooms
- Open Plan Kitchen/Living Room
- En-suite Shower Room
- Family Bathroom
- Private Garden
- Very Good Decorative Order
- Period Property
- Close to Northcote Road
- Close to transport links at Clapham Junction
- Leasehold

TENURE Leasehold

LOCAL AUTHORITY London Borough Of Wandsworth

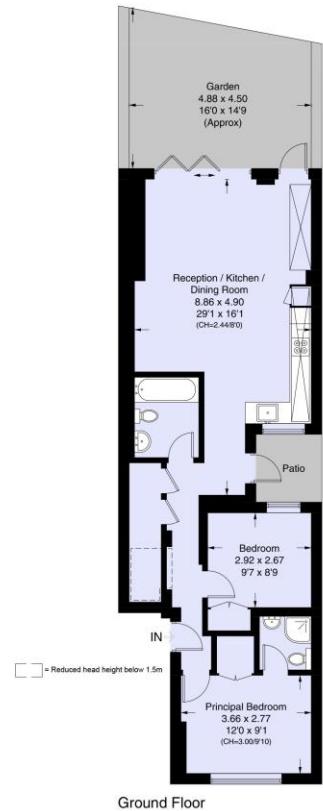
EPC BAND D





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.



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IMPORTANT INFORMATION

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Classification L2 - Business Data

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(E=91)	A		
(E=91)	B		
(E=80)	C		
(B5-B8)	D		
(B9-B4)	E		
(D1-D8)	F		
(F1-F8)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	74
EU Directive 2002/91/EC			