



LATCHMERE ROAD, BATTERSEA, SW11

Carter Jonas

LATCHMERE ROAD, BATTERSEA, SW11

Occupying the first and second floor of a Victorian property, this bright apartment is brilliantly located, close to the buzz of Lavender Hill, Clapham Junction and Clapham Common. The Share of the Freehold will be transferred after completion of the sale.

At the front of the property, the reception room is complete with high ceilings, a square bay window and an original fireplace. The spacious kitchen/diner has views over the gardens and is fitted with plenty of base and wall cabinetry. There is ample space for a dining table. Upstairs, there is a large double bedroom with wardrobe space, and a bathroom alongside. The flat offers opportunities for the incoming buyer to reconfigure layouts and decoration.

The property is situated at the Lavender Hill end of Latchmere Road. It is ideally situated for access to the shops, cafes and restaurants and buzz of nearby Clapham Junction and Northcote Road. Clapham Common provides residents with over 200 acres of beautiful green open space. Clapham Junction mainline station is a short walk away, linking residents with Victoria, Waterloo and national lines.

N.B. Please note these photographs are from a previous tenancy. Décor and furnishing may not be accurate. We have also used CGI on an image of the bedroom. Furniture is not accurate to the property.

Ground Rent: Peppercorn
Service Charge: Ad Hoc

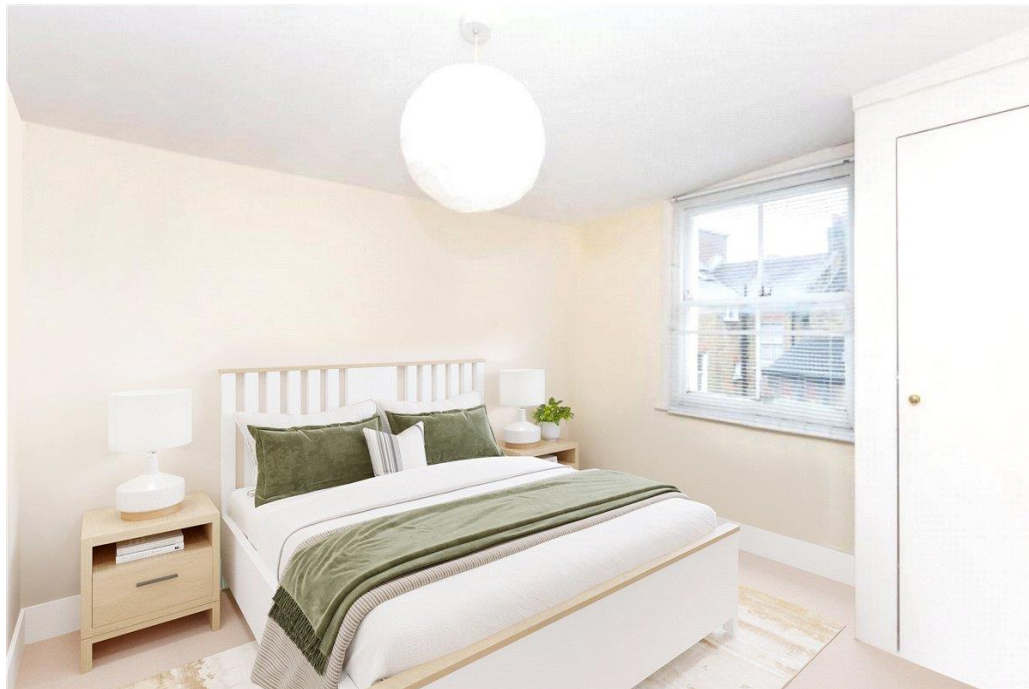
AMENITIES

- One bedroom
- Spacious reception room
- Kitchen/diner
- Bathroom
- Period property
- Close to Clapham Junction/Clapham Common/Northcote Road
- Close to transport links
- Currently long lease (124 years remaining), with transfer of Share of Freehold after completion

LOCAL AUTHORITY London Borough of Wandsworth

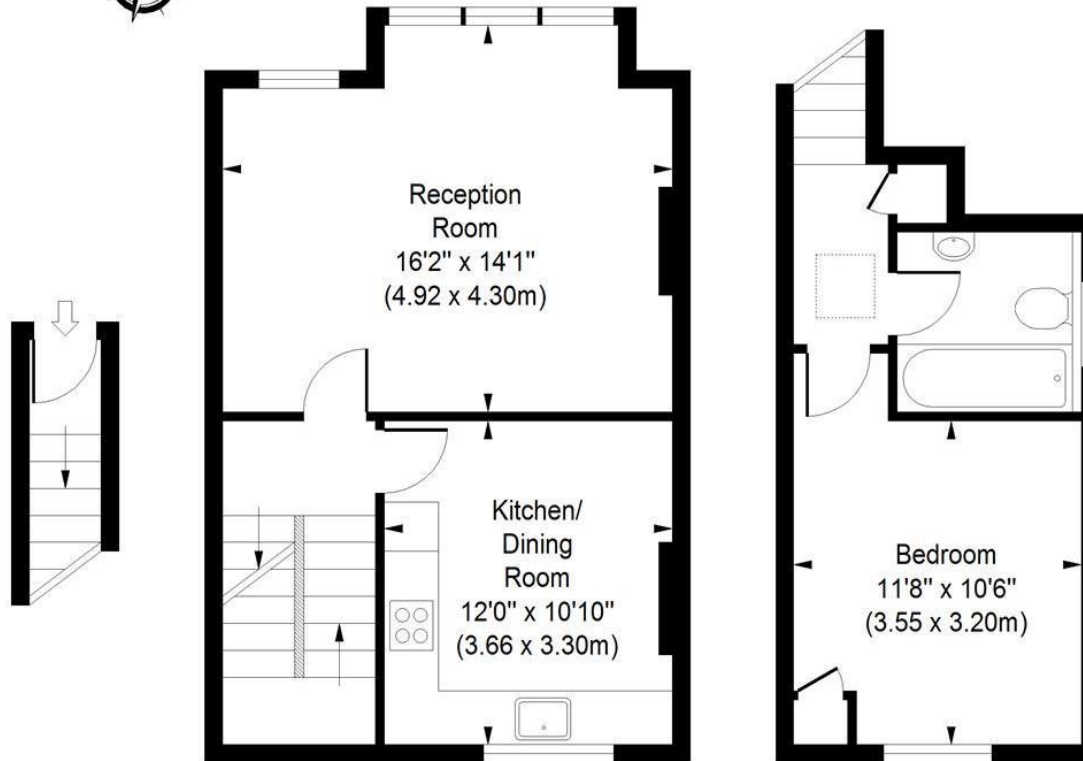
EPC BAND D





Latchmere Road, SW11

Approximate Gross Internal Area
656 sq ft / 60.94 sq m



Ground Floor

First Floor

Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

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.