



LATCHMERE ROAD, BATTERSEA, SW11

Carter Jonas

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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

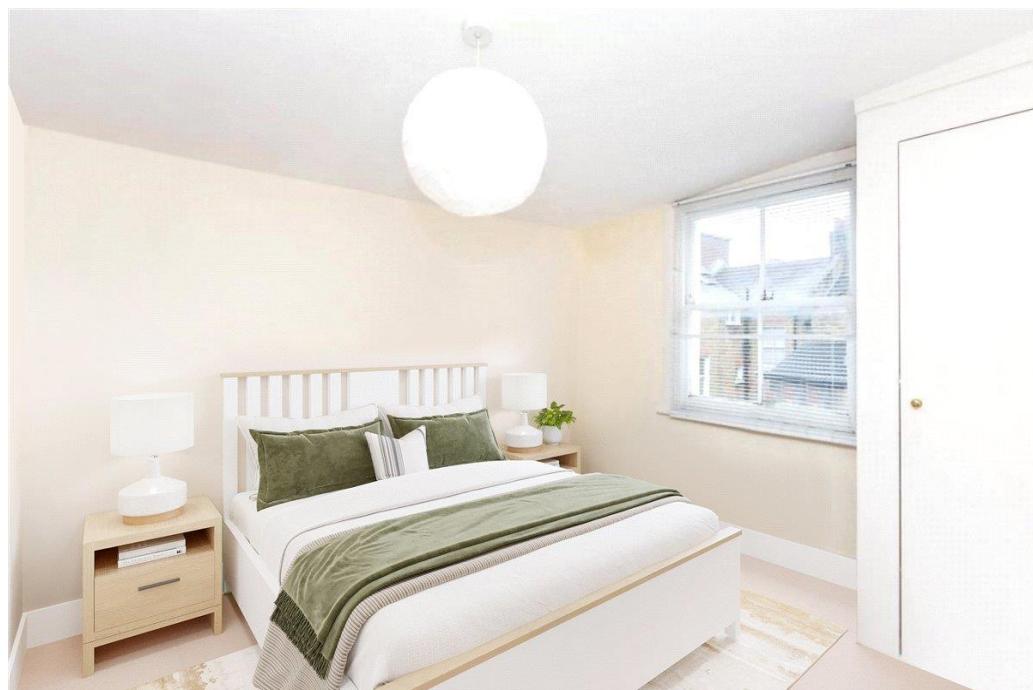
AMENITIES

- 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





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Approximate Gross Internal Area
656 sq ft / 60.94 sq m

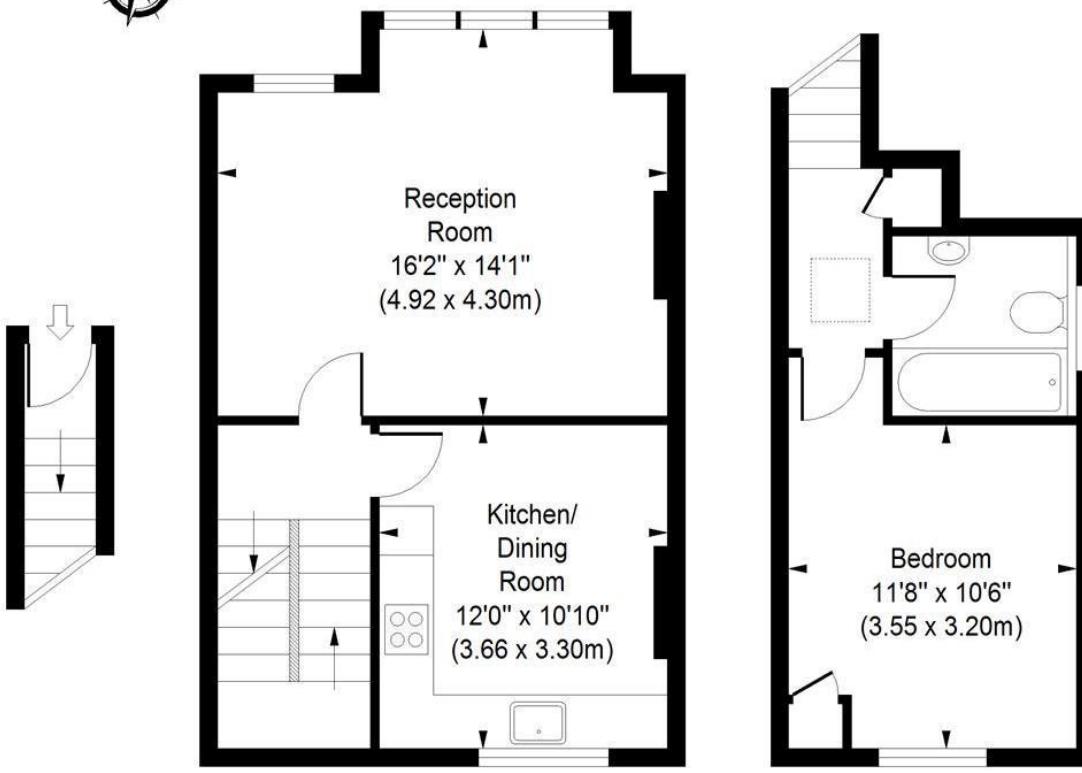
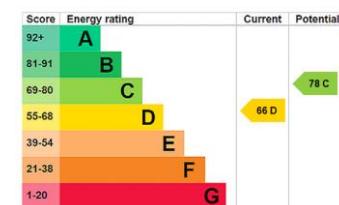


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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



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