



NORTH SIDE WANDSWORTH COMMON, LONDON, SW18

£650,000

Carter Jonas

NORTH SIDE WANDSWORTH COMMON, LONDON, SW18

Set within a beautiful period property and benefiting from its own private entrance is a delightfully large two double bedroom, two bathroom garden apartment, full of charm and ideal for entertaining. It is also located close to Clapham Junction and Northcote Road.

The flat is part of a large Victorian house, has its own front door straight on to a wide good size hallway with great storage. There's a large well equipped open plan kitchen reception room, two big bedrooms, one with a fabulous en-suite bathroom, a further good shower room, more storage and French doors out to the huge lawned communal garden which stretches over 120 feet, so plenty of space for everyone.

North Side Wandsworth Common is located a stone's throw from the expansive green open spaces of Spencer Park and Wandsworth Common and just 0.5 miles from Clapham Junction. The buzz of St Johns Hill and Northcote Road are a short walk away and offer a huge range of well-regarded shops and eateries. There are also a number schools nearby, both independent and state.

- Two-bedroom garden flat
- Large open plan Kitchen reception room
- 120ft communal garden
- En-suite bathroom
- Shower room
- Approximately 969 sqft
- Clapham Junction Station within 0.5 miles
- Close to Spencer Park and Wandsworth Common
- Share of freehold, with no formal service charges and no ground rent.

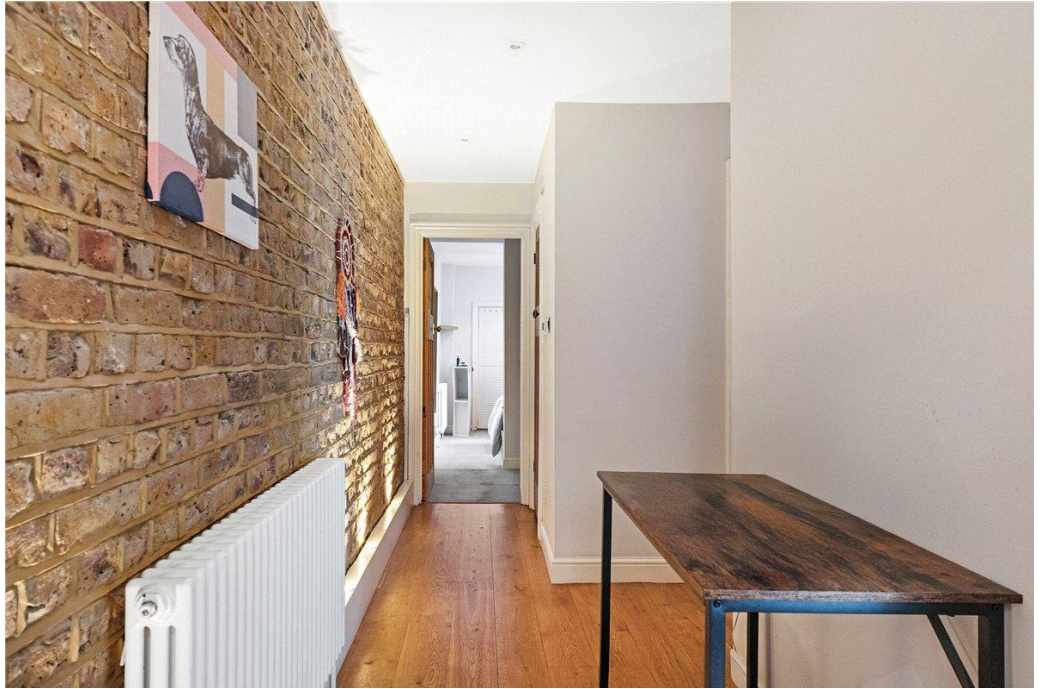
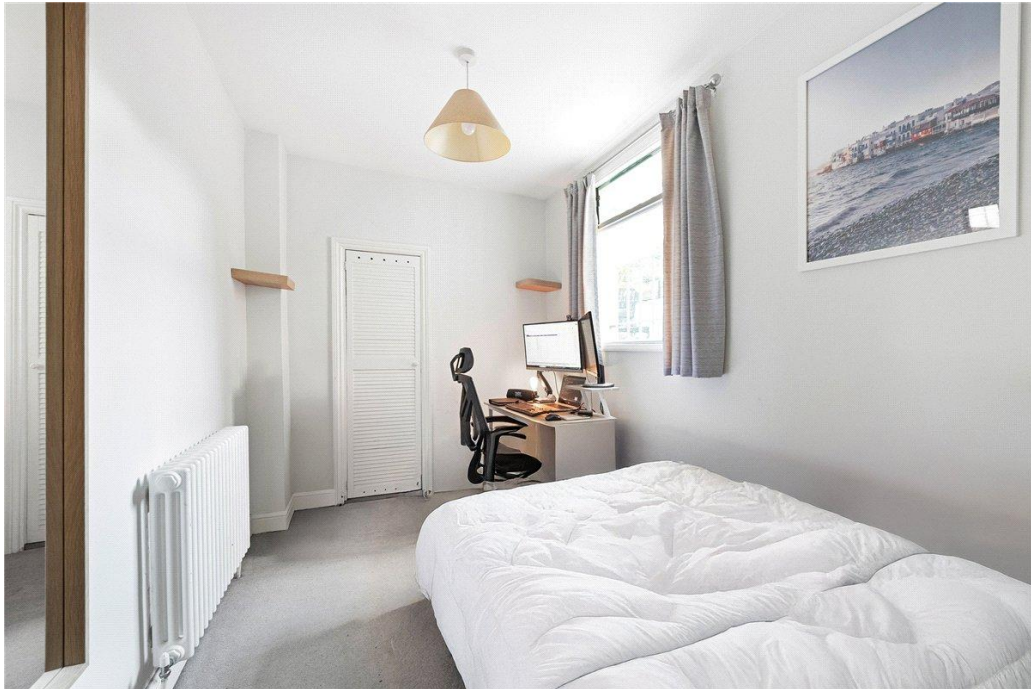
TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

IMPRESSIVELY LARGE TWO DOUBLE BEDROOM, TWO BATHROOM GARDEN FLAT, FULL OF CHARM AND GREAT FOR ENTERTAINING AND CLOSE TO CLAPHAM JUNCTION AND NORTHCOTE ROAD.





North Side, Wandsworth Common, SW18

Approximate Gross Internal Area
90 sq m / 969 sq ft



Lower Ground Floor

This 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. (ID353235)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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