



NORTH SIDE WANDSWORTH COMMON, LONDON, SW18

Carter Jonas

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Excellent large two double bedroom, two bathroom garden flat, full of charm and great for entertaining and close to Clapham Junction and Northcote Road.

Victorian conversion
Own front door
2 bedrooms
2 bathrooms
Kitchen/dining
Reception room
Unfurnished
Quiet and private
Good storage
Northcote Road
Wandsworth Common
Transport: Clapham Junction

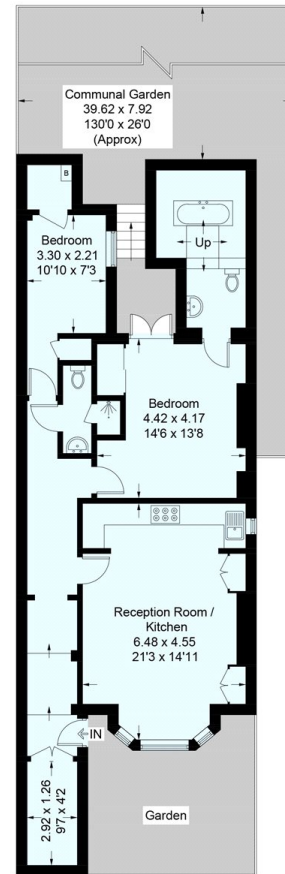
The flat is part of a large Victorian house, has its own front door straight on to a wide good size hallway with great storage. There's a large well equipped open plan kitchen reception room, two big bedrooms, one with a fabulous en-suite bathroom, a further good shower room, more storage and French doors out to the huge lawned communal garden which stretches for 300 feet so plenty of space for everyone.

- Victorian conversion
- Own front door
- 2 bedrooms
- 2 bathrooms
- Kitchen/dining
- Reception room
- Doors on to communal garden
- Quiet and private
- Good storage
- Northcote Road
- Wandsworth Common
- Transport: Clapham Junction
- Council tax band C
- EPC = C

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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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)



Wandsworth Lettings 020 8682 3121

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

carterjonas.co.uk

Offices throughout the UK



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