Northcote Road, SW11

£920,000 Leasehold

1006sqft (94 m^2) • 2 double bedrooms • reception room • bathroom • kitchen/dining room • roof terrace • EPC: D

Douglas &Gordon

A top floor two-bedroom maisonette of over 1,000sq' with southwest facing roof terrace

There are not many things in life as relaxing as sitting on one's private roof terrace watching the sun go down with a drink of choice firmly in hand and this flat offers exactly that opportunity; and with this particular terrace coming in at 19′ 10″ x 12′ 2″ you can look to entertain your friends and family should you wish. From the terrace you enter the 17′ 11″ x 20′ 8″ reception which is a large and bright space thanks to the multiple windows, so should you either be spending a lazy day at home watching TV or entertaining then you will be extremely comfortable.

Downstairs is the kitchen/dining room which is well stocked with appliances and kitchen units plus has plenty of worktop space and room for a dining table, so is a great space for those who like to entertain. The master bedroom is a fantastic space at 18′ 4″ x 11′ 11″ and has two large northeast facing windows that allow morning light to flood in. The second bedroom is a comfortable double room and has three built-in storage cupboards. The bathroom is modern with a large mirror, vanity unit and window.

Located in one of the most desirable areas of Battersea, this "between the commons" flat presents a fantastic opportunity for someone who would like to walk out their front door and have all the options Northcote Road has to offer right in front of them: a large array of independent and chain shops, a huge choice of eateries and bars, the wide and open spaces of Wandsworth Common and Clapham Common plus numerous transport links at Clapham Junction or Wandsworth Common stations.

Approximate gross floor area: 1006 sq ft (94 m^2) Includes Cellar or Storage Space where applicable

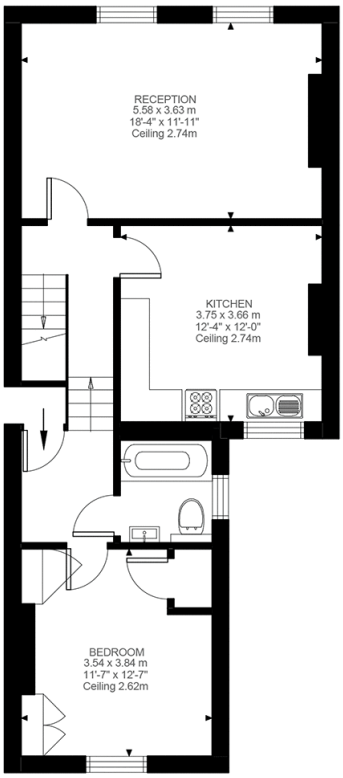
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

As defined by RICS code of measuring practice

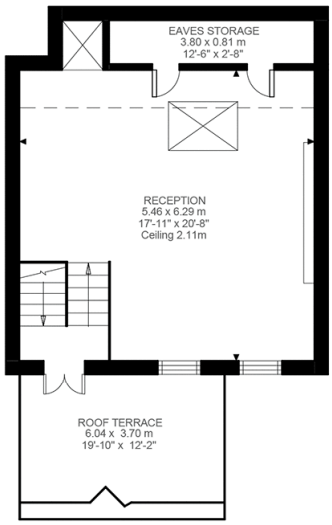
This floorplan is representative and for illustrative purposes only. The measurements provided are approximate only and not to scale. They should not be relied upon by any party. Prospective purchasers or tenants are advised to carry out their own survey if they require reliable measurements. No responsibility is taken for any error, omission, misstatement or use of data shown.
Details Prepared: 5 September 2022

Northcote Road, Battersea, SW11

APPROXIMATE GROSS INTERNAL (LIVING) AREA
93.44 SQ.M / 1006 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 3.08 SQ.M / 33 SQ.FT
INCLUSIVE TOTAL AREA 96.52 SQ.M / 1039 SQ.FT



SECOND FLOOR
680 SQ.FT / 63.19 SQ.M

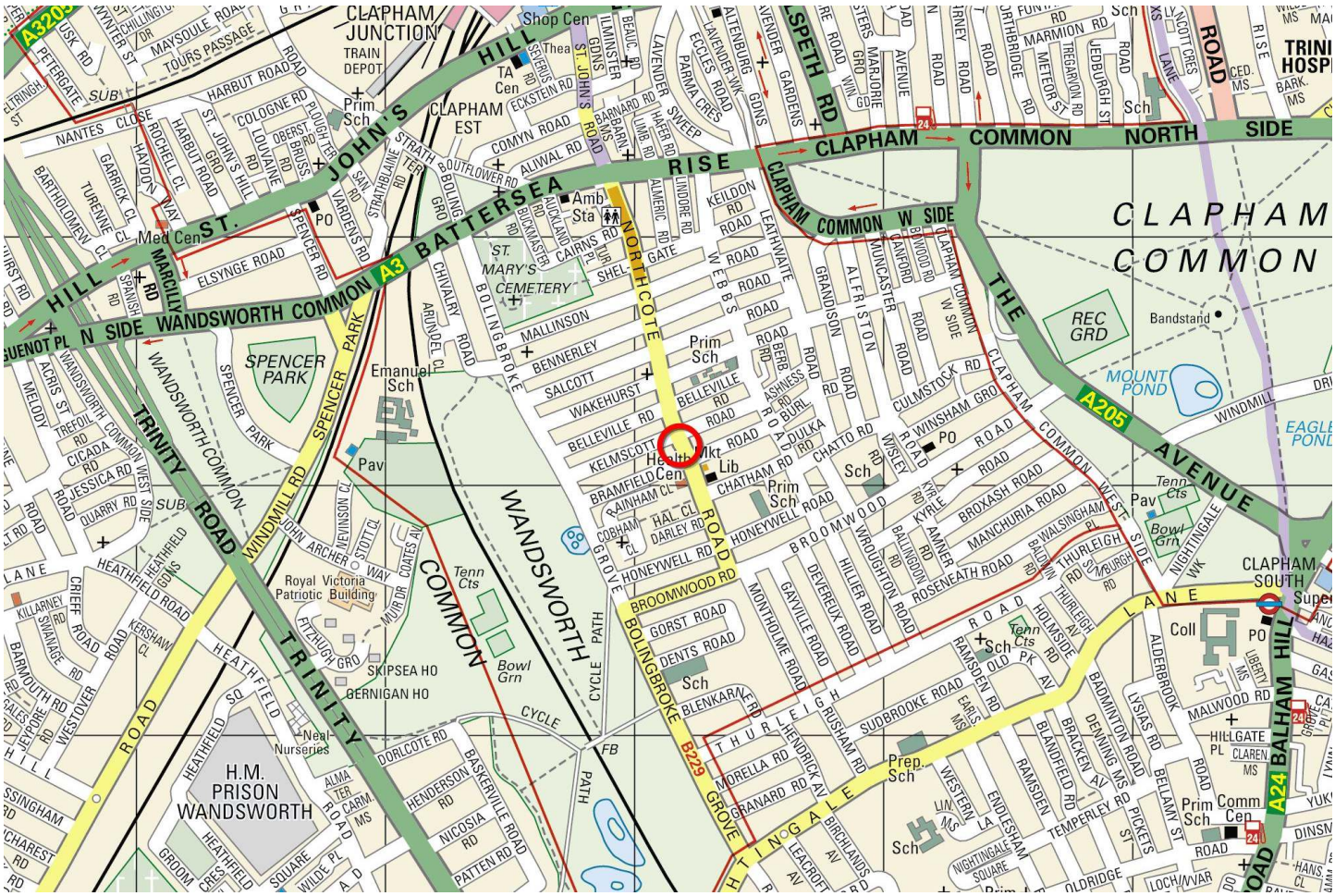


THIRD FLOOR
326 SQ.FT / 30.24 SQ.M

N

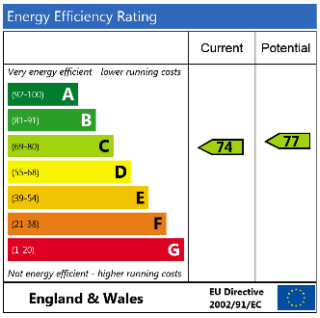
Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Wandsworth Common
1090m (12 mins) (Line of sight)
Gross floor area: 1006 sq ft (94 m²)
Local authority: Wandsworth
Council tax band: C



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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