



## St. John's Hill, SW11

£875,000 Leasehold

931 sq ft (86 m<sup>2</sup>) • 2 double bedrooms • en suite shower room • bathroom • reception room with space for dining • kitchen • south-facing patio garden • own front door • EPC: C



Douglas  
& Gordon



A stunning two bedroom garden flat with private entrance

Located on one of Battersea's most vibrant streets this property has an abundance of options on its doorstep, however, once inside your front door you enter the tranquillity of this stunning flat. The spacious reception, with its exposed brick, herringbone wooden floor and pendant lighting, is an inviting calm space with enough room for a large sofa and high table and bar stools. Moving through the property the traditional but stylish kitchen has a solid wood work surface plus a range of storage units, an American style fridge, Range cooker and a double butler sink. With room for a dining table it's a great space to entertain in.

An internal glass lightwell, which is a fantastic source of natural light, runs from the kitchen along the corridor and, via two windows, serves the first double bedroom. The master bedroom, with its en-suite shower room, is at the rear of the property and has direct access to a private south facing patio garden. There is also a family bathroom, which has a stand-alone bath and a separate shower.

For those not familiar with the area around St John's Hill it can come as a surprise when they first visit. Walking out of the front door of this property you are moments from bars, restaurants and shops but can choose to instead take a walk on Wandsworth Common, along the Thames or venture into central London or further field from Clapham Junction station. There are numerous bus routes that can take you to both local and more central locations too.

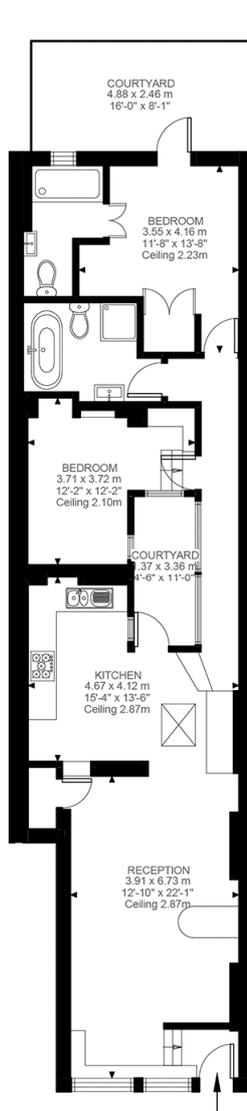
Approximate gross floor area:  
931 sq ft (86 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

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: 24 May 2022

## St John's Hill, Battersea, SW11



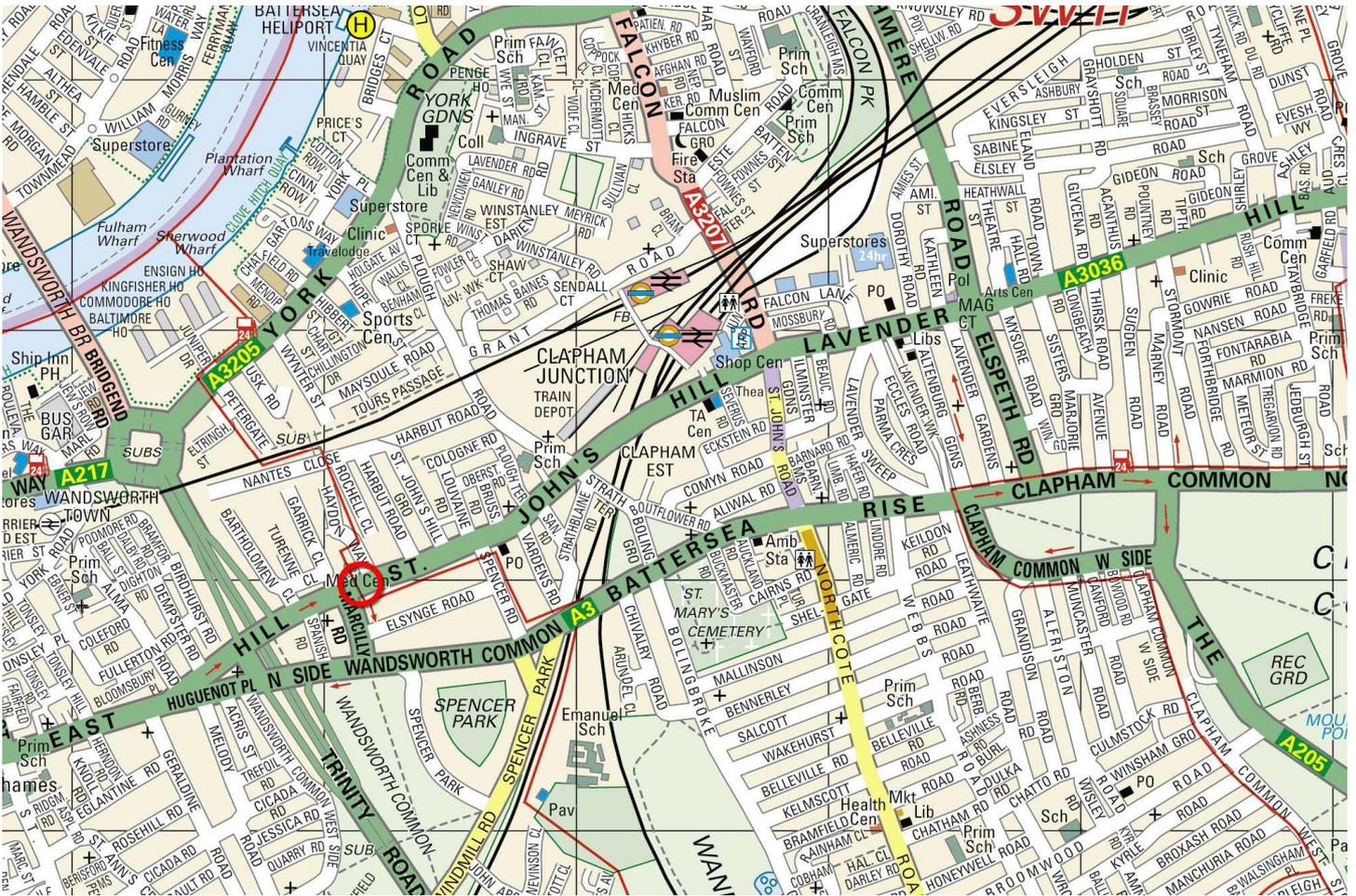
APPROXIMATE GROSS INTERNAL (LIVING) AREA  
86.46 SQ.M / 931 SQ.FT

GROUND FLOOR  
931 SQ.FT / 86.46 SQ.M



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: Clapham Junction
- 840m (10 mins) (Line of sight)
- Gross floor area: 931 sq ft (86 m<sup>2</sup>)
- Local authority: Wandsworth
- Council tax band: B
- Ground rent: £50.00
- Service charge: £1,000.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)		69	72
D (54-68)			
E (39-53)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

\* 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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