

FOR SALE



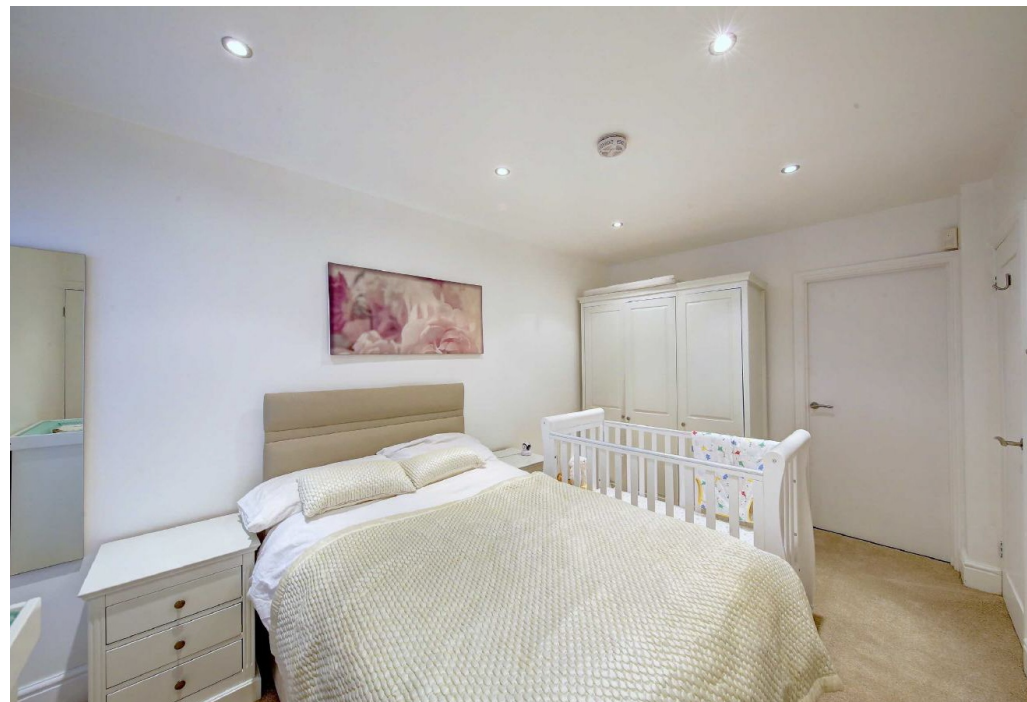


The living space of this substantial 2 two-bedroom garden flat (just under 1000 square feet) spans the entire extended ground floor of a Victorian house, offering the rare luxury of a living room, dining room and kitchen-breakfast room in an open-plan contemporary layout. Situated in a prime spot, just off Clapham Common, within half a mile of Clapham Junction station and convenient for the popular shops, bars and restaurants of Northcote Road, Battersea Rise and Lavender Hill.

Boasting as much living space as the extended Victorian houses in the area, this flat is a rare treat and is ideal for entertaining or for a young family. The large open-plan double reception which has wooden floors, comprises a sitting room area to the front with a dining room to the rear. There are original Victorian features including an impressive fireplace and ornate plasterwork on the ceiling. The dining area leads directly through to the kitchen which is well equipped with wall and base units and

an impressive central island. The kitchen is light and airy due to the glass roofed side extension. The rear, west-facing garden is accessed via French doors from the kitchen and there is also a useful garden store. Downstairs, the two bedrooms are serviced by both a family bathroom and a shower room (en suite). Both bathrooms are stylishly finished in neutral colours.

Marjorie Grove is a quiet street which runs immediately off Clapham Common North Side. The bars, restaurants and shops of both Battersea Rise and Lavender Hill are close at hand as is the wider range of shopping at Clapham Junction and Northcote Road. Transport connections can be found at Clapham Junction BR station and also at Clapham Common underground and there are many bus routes close by.



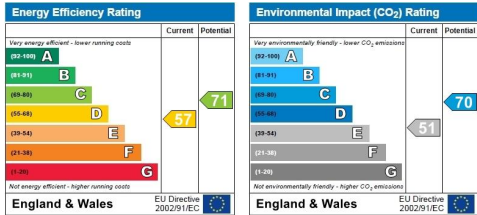
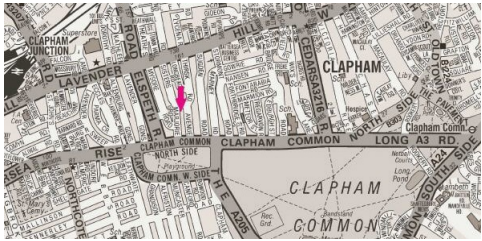
Marjorie Grove

Clapham Common SW11

FOR SALE

PROPERTY FEATURES

- Victorian Property
- Double Reception
- Extended Kitchen
- West-facing Garden
- 2 Double Bedrooms
- 2 Bath / Shower Rooms (1 x E/S)
- Built-In Storage
- Garden Store
- Share of Freehold
- 956 Sq Ft / 88.8Sq M



The particulars do not constitute part of an offer or contract. The particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact. Nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order. Measurements given are approximate. Prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



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MARJORIE GROVE BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
956 SQ.FT / 88.8 SQ.M.



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