



Fontarabia Road
Clapham Common North
Side SW11

FOR SALE

Occupying both upper floors of a handsome Victorian terraced house, this spacious and well-renovated two double bedroom, split-level flat has lovely original features and neutral décor throughout. It is conveniently located for transport connections from Clapham Common and Clapham Junction, to numerous shops bars and restaurants and the green spaces of Clapham Common.

FONTARABIA ROAD
BATTERSEA
LONDON SW11

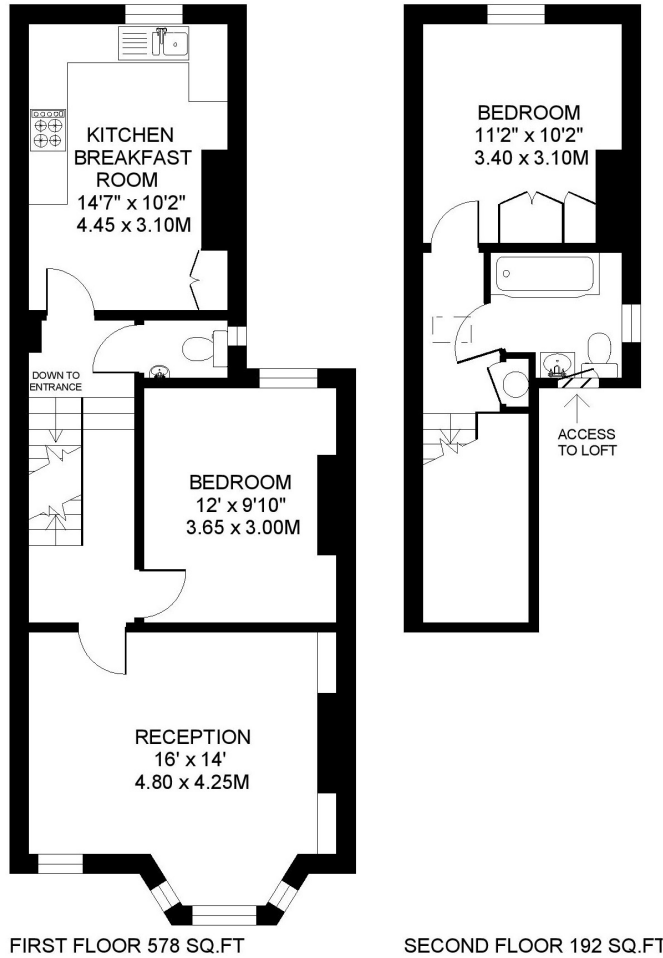
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 770 SQ.FT. / 71.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS

⊗⊗⊗⊗ = 316 SQ.FT. / 29.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1086 SQ.FT. / 100.8 SQ.M.



COPYRIGHT FLOORPLAN PRODUCED FOR
" JOHN THOROGOOD "
BY FLOORPLANNERS 07801 228850

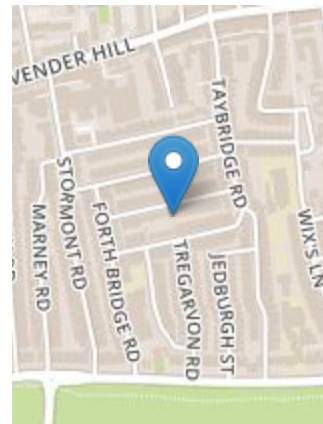


PROPERTY FEATURES

- Cloakroom / WC
- Built - In Storage
- Victorian Building
- Upper Maisonette
- Access to Loft Storage
- Kitchen / Dining Room
- London Borough of Wandsworth
- Bath/Shower Room/WC
- 2 Double Bedrooms
- Large Reception Room

VIEWING BY APPOINTMENT ONLY

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



Energy Efficiency Rating			
Very energy efficient - lower running costs	Current	Potential	Band
(92 to 100)	A		58
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<small>APR energy efficient - higher running costs</small> <small>England, Wales & N.Ireland</small>			

Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	Band
(92 to 100)	A		50
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<small>APR environmentally friendly - higher CO₂ emissions</small> <small>England, Wales & N.Ireland</small>			