



Boutflower Road, London
SW11

150
YEARS

HAMPTONS
INTERNATIONAL

A 1055sqft three double bedroom split level apartment

Hamptons International

98-100 Northcote Road, London, SW11 6QW

Sales. 020 7924 2170

battersea@hamptons-int.com

www.hamptons.co.uk

1055sqft | Share of freehold | Three double bedrooms | Two bathrooms | Large L-shaped living space | 0.1 miles to Northcote Road | 0.3 miles to Clapham Junction station | Potential to add roof terrace (STPP) | No onward chain

Asking Price £695,000 Share of Freehold

Description

A spacious and well proportioned three double bedroom, split level apartment with potential to add a roof terrace, subject to planning permission.

The property offers 1055sqft of accommodation which is spread across two floors. On the first floor there is a family size bathroom with a bath, three good size double bedrooms, one of which benefits from its own en-suite.

On the second floor is the open plan living space which is ideal for entertaining. The l-shaped space benefits from an abundance of natural light, and has wooden flooring throughout. The kitchen is a good size with ample worktop and storage cupboards as well as space for a large dining table and chairs.

The property offers excellent scope for a roof terrace, subject to the usual planning consents. A further benefit is that the property is offered for sale with no onward chain and a share of the freehold.

This is an excellent opportunity to purchase a well-spaced apartment in an excellent location, and to have an individual put their own stamp on the property.

Location

Boutflower Road is a residential road located moments from both the Northcote Road & St. John's Hill areas which both offer a number of shops, restaurants, bars

and cafes.

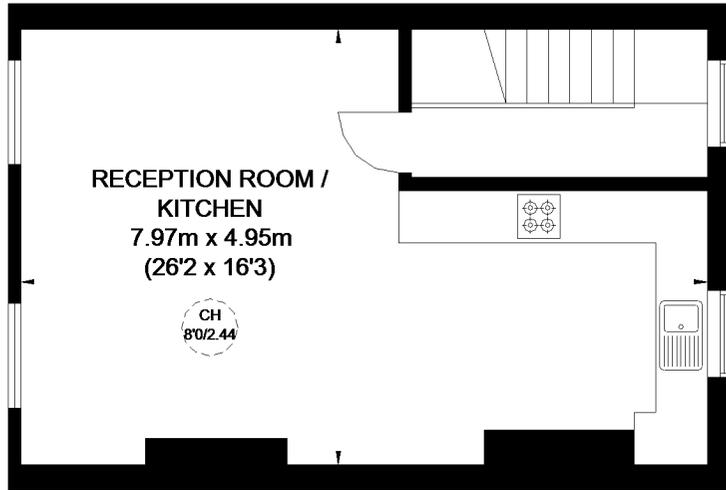
Clapham Junction train station is within close proximity (0.3 miles) with trains to Waterloo and Victoria running every two minutes during peak times. A further benefit to this property is that it overlooks St. Mark's Church.

Battersea has a strong feeling of community and its popularity is continuing to grow, in part due to the development of the famous power station, the arrival of the American embassy and Apple's London office.

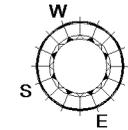


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

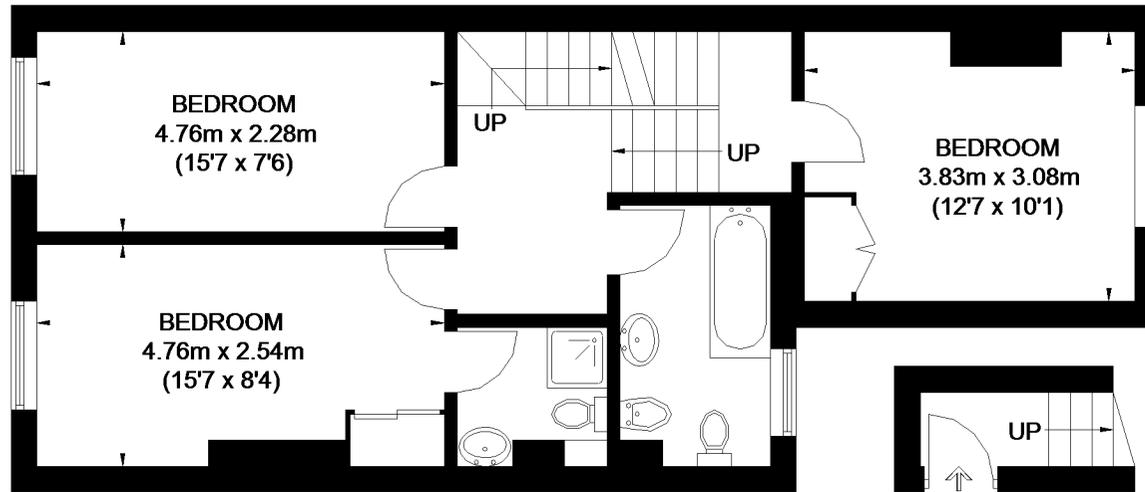
BOUTFLOWER ROAD



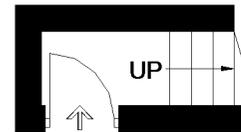
THIRD FLOOR



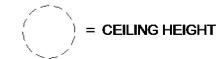
APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 23 SQ. FT. (2.1 SQ. M.)
 SECOND FLOOR = 602 SQ. FT. (55.9 SQ. M.)
 THIRD FLOOR = 430 SQ. FT. (40.0 SQ. M.)
 TOTAL = 1055 SQ. FT. (98.0 SQ. M.)



SECOND FLOOR



FIRST 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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID539345)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

