



Cubitt Apartments, 36 Chatfield Road
London, SW11



A well presented modern apartment with balcony and parking

Hamptons International

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Modern apartment | Moment from The Thames | Allocated Parking | West facing balcony | Communal roof terrace | Long lease | Excellent transport links | Storage throughout

Asking Price £440,000 Leasehold

Description

A spacious and well presented, one double bedroom first floor apartment with a West Facing balcony.

Situated only seconds from the Thames Path is Cubitt Apartments which is a development of 29 apartments built in 2014. The development benefits from secure entry systems, lifts and is very well maintained both internally and externally as well as an impressive communal roof terrace. The property also benefits from the remainder of a 999 year lease.

The apartment offers 528 sqft of accommodation and comprises of an entrance hall with cloak cupboard, a modern bathroom with bath tub, a double bedroom which is a great size and very light due to floor to ceiling windows and benefits from built in wardrobe space. The living/kitchen/dining space is open plan with double doors leading onto the West Facing balcony. The kitchen itself has ample worktop and cupboard space as well as integrated appliances.

Throughout, the property is in good decorative order, is light and bright and has wooden flooring running throughout. The property also benefits from an allocated parking space.

Location

The property is perfectly located for transport links with Clapham Junction station just 0.7 miles away which offers rail services nationally, including frequent and fast

services to London Victoria and London Waterloo (every 2 minutes in peak times). Wandsworth Town station is also 0.5 miles away. There are also excellent bus services to various destinations such as Victoria, Chelsea, Fulham, Clapham Common (Northern Line tube) making this the ideal location for commuters.

Nearby Battersea Park is one of London's most beautiful and historic parks and offers a wonderful alternative to the hustle and bustle of London life. The River Thames is also within close proximity and is a popular venue for many wishing to enjoy the serenity that life by the river can provide.

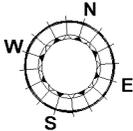
Battersea has a strong feeling of community and its popularity is continuing to grow, in part due to the development of the famous power station, the arrival of the American embassy and Apple's London office. Many good schools serve the area, including Thomas's School and Newton Prep.

Chatfield Road is well placed between St Johns Hill, Wandsworth Town both of which offer an array of shops, bars and restaurants. For a wider selection of shops and supermarkets, Wandsworth shopping centre is a short walk away. The location of this apartment means that the Kings Road, and the Northcote Road are also easily accessible.

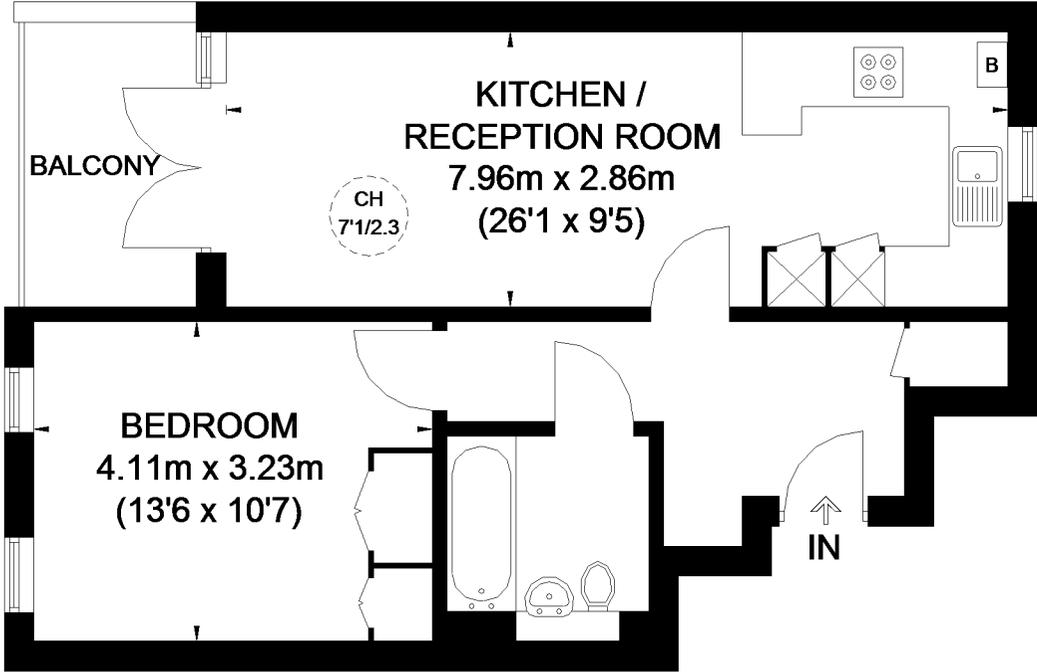


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CUBITT APARTMENTS



APPROXIMATE GROSS INTERNAL AREA
528 SQ. FT. (49.1 SQ. M.)



 = CEILING HEIGHT

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 (ID565734)

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.

