



HARBUT ROAD, BATTERSEA SW11
GUIDE PRICE £450,000 LEASEHOLD
Contact: Samuel Estates 020 8090 9000


samuel estates
Lettings & Sales

Samuel Estates is pleased to offer this lovely one bedroom, split level garden flat ,situated on a quiet residential street, just a short walk away from Clapham Junction Station and the beautiful Clapham and Wandsworth Commons.

On the upper level, there is a generously sized living room and a double bed room. On the lower level there is a spacious eat in kitchen, large under stairs storage area and family bathroom. This property also boasts a large private garden, perfect for barbecues, outdoor dining & entertaining guests.

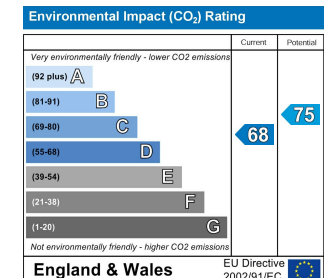
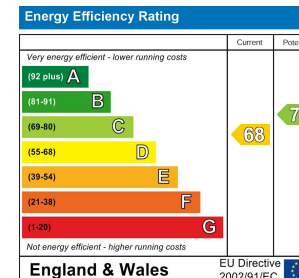
Beyond the features within the property, the location of Harbut Road near Clapham Junction Station offers a vast array of vibrant restaurants and bars located on St. John's Hill and Northcote Road. There is an excellent selection of local schools, providing quality education options for children of all ages. Additionally, the nearby parks provide serene green spaces where residents can unwind, exercise, and enjoy the outdoors.

In summary, this split-level flat in Harbut Road presents a unique opportunity to acquire a stylish and spacious home in a sought-after location.

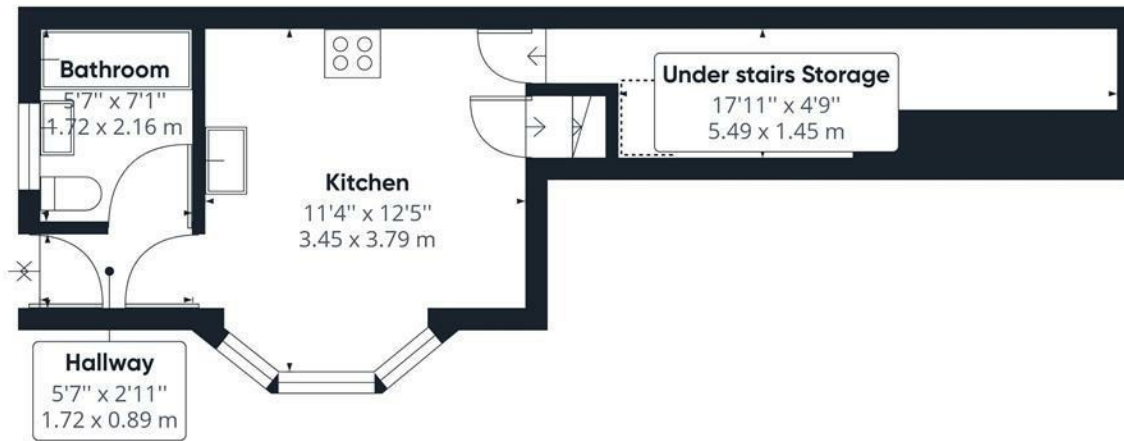
Important Information:

Tenure - Leasehold with a Share of Freehold
Years Remaining on Lease - 999
Service Charges - Shared 2 ways
Ground Rent - Nil

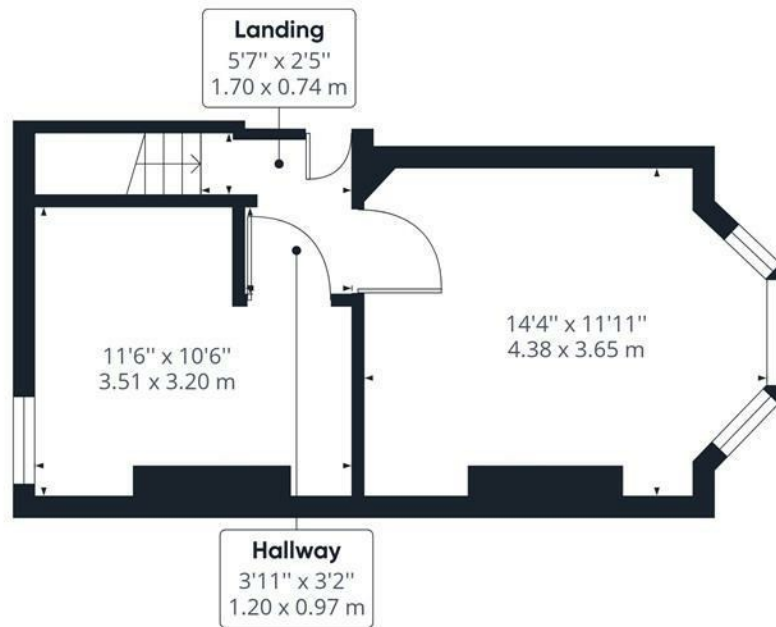
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GFF 115 Hurbut
Road, London SW11



Ground Floor



Floor 1

Approximate total area⁽¹⁾

562.94 ft²

52.30 m²

Reduced headroom

5.58 ft²

0.52 m²

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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