1 4 Boutflower Road, London, SW11 1RE
Asking price £600,000

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1 4 Boutflower Road

London, SW11 1RE

- 2 Bedroom Flat
- Private Garden
- Leasehold

- Modern Finish Throughout
- Private Entrance
- Moments from Clapham Junction

Charming two-bedroom garden flat located on the pretty Boutflower Road, a short distance from Clapham Junction Station. The Victorian property boasts a separate sitting room and kitchen, as well as a private garden. The flat is situated on a lovely residential street and offers a peaceful retreat from the bustle of the city and is also a short walk from Wandsworth Common. With its convenient location, residents can enjoy easy access to the shops, restaurants, and amenities of the local area.
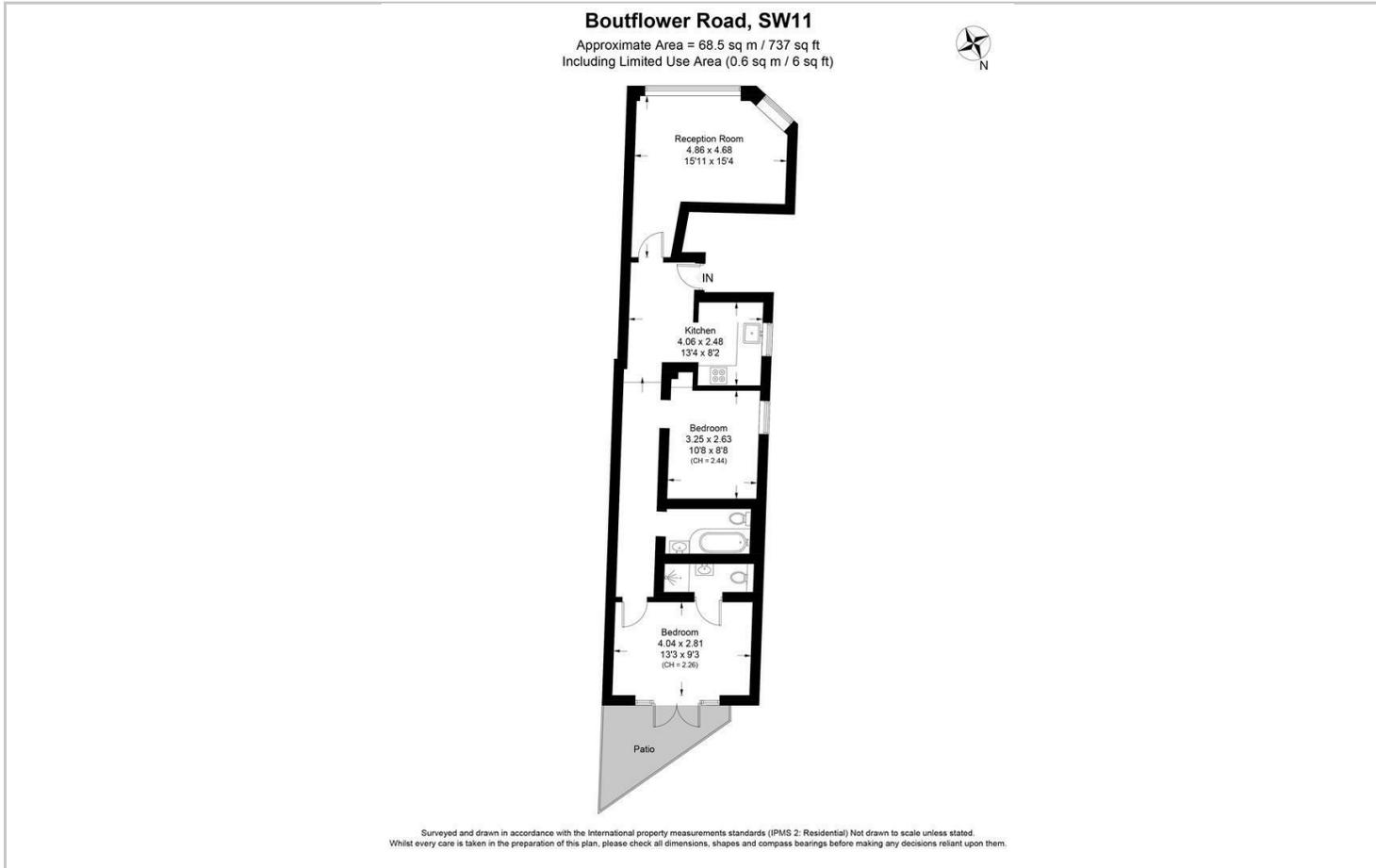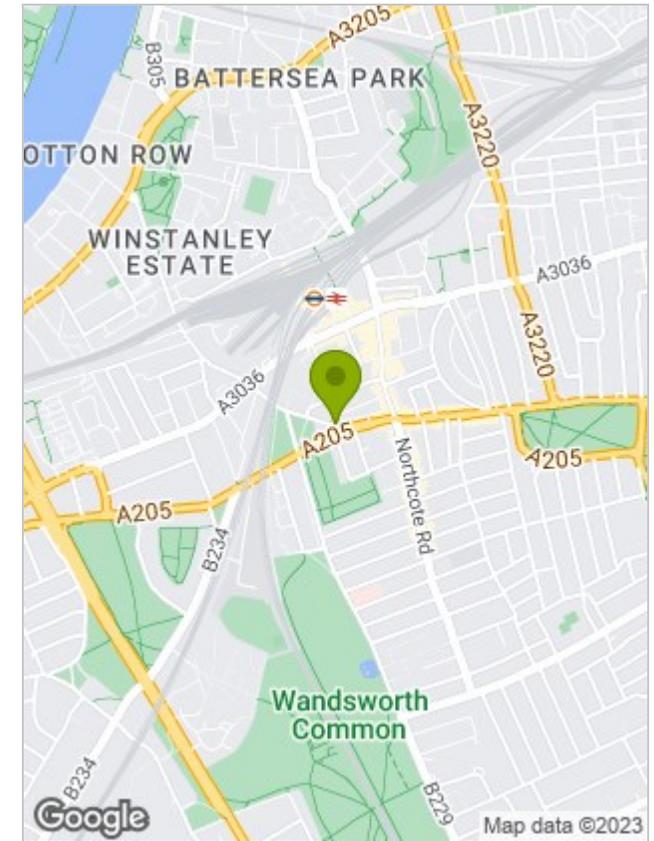
Directions

Clapham Junction Station is a short walk from the property. All Southern Western Railway services from Waterloo pass through the station, as do Southern and Gatwick Express trains from Victoria. The nearest underground station is Clapham South which is on the Northern Line and approximately 1.5 miles away. There are bus services that you can get from just outside of the property.
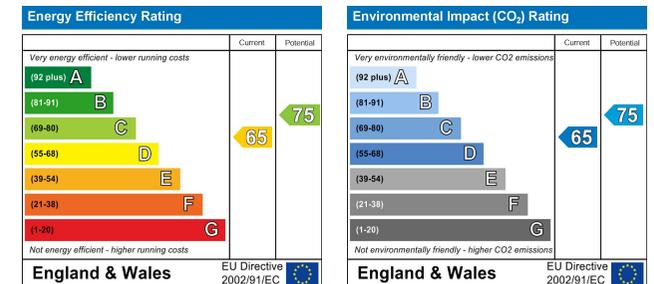
Floor Plans

Boutflower Road, SW11

Approximate Area = 68.5 sq m / 737 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)

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Reception Room
4.86 x 4.68
15'11 x 15'4

IN

Kitchen
4.06 x 2.48
13'4 x 8'2

Bedroom
3.25 x 2.63
10'8 x 8'8
(CH = 2.44)

Bedroom
4.04 x 2.81
13'3 x 9'3
(CH = 2.26)

Patio

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

Location Map

BATTERSEA PARK
B305
OTTON ROW
WINSTANLEY ESTATE
A3205
A3220
A3036
A205
Northcote Rd
A205
B234
B229
Wandsworth Common
Google
Map data ©2023

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.