

Lavender Sweep, SW11

MOVELI



- Five bedrooms
- Three bathrooms
- Extended kitchen
- Cellar
- Many original features
- Close to Clapham Common, Northcote Road & Clapham Junction
- Near Dolphin School and Belleville Primary School
- 1870 sq ft (173.7 sq m)

## Lavender Sweep, SW11

**5 BED House - Terraced | 1870.00 sq ft | Freehold**

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A charming property situated close to Clapham Common that measures 1870 sq ft (173.7 sq m) and has numerous original features.

On the ground floor is a double reception room and an extended eat-in kitchen with central feature island. The kitchen leads out onto a large patio garden. There is also a cellar for storage and a downstairs WC. On the first floor is the master bedroom, two further double bedrooms and a bathroom. On the second floor is a double bedroom and study / bathroom. Also the loft bedroom with an ensuite bathroom.

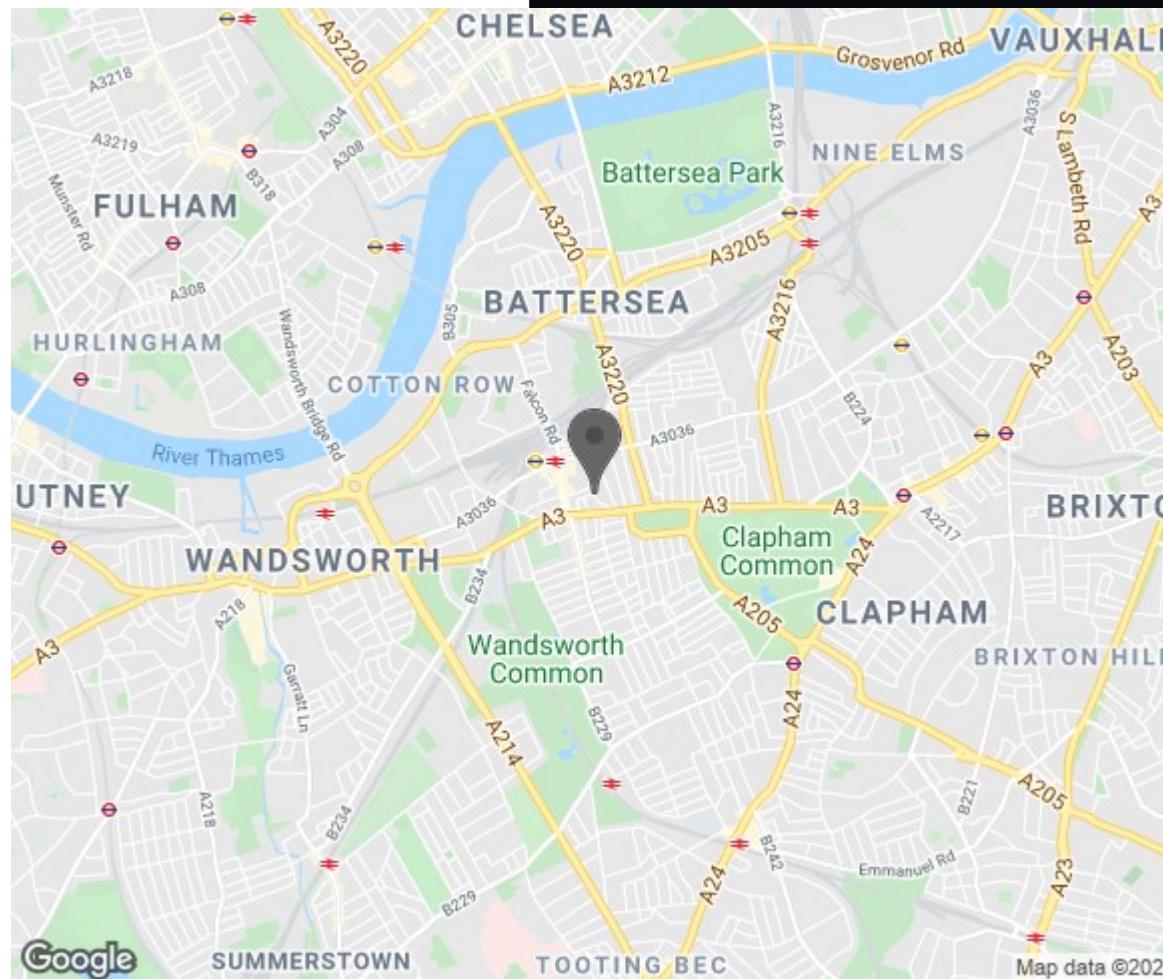
Lavender Sweep is situated just off Battersea Rise and is close to the shops, bars and restaurants of Northcote Road. The open areas of Clapham Common is also very close by. Transport links are good with Clapham Junction providing direct services into both Victoria and Waterloo along with numerous bus routes north of the river. Dolphin School and Belleville Primary School are situated within 0.3 miles from Lavender Sweep.







## Location



## Energy Efficiency (EPC)

	Rating	Score
Current:	C	70
Potential:	B	82

## Floor plan

1870.00 sq ft

**Lavender Sweep**  
 Approximate Internal Floor (Living) Area = 1870 sq ft / 173.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 103 sq ft / 9.6 sq m  
 Total Areas = 1973 sq ft / 183.3 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in  
 accordance with the current edition of the RICS Code of Measuring Practice

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