



KINGSDOWN COURT, SW11 6HS

Asking Price £375,000

A quiet, well-presented, spacious one-bedroom first-floor flat, set back from Bolingbroke Grove, opposite Wandsworth Common. Perfectly located within walking distance of Clapham Junction rail and Clapham South tube stations, plus the many shops, bars, and restaurants on Northcote Road. This great accommodation comprises one double bedroom with fitted wardrobes, a bright reception/dining room, a fitted kitchen, and a contemporary tiled bathroom with a power shower. The entrance hall features good storage cupboards. Additionally, the property includes double glazing and communal gardens to the rear. Residents' parking is available just outside the flat (permit required through the council). Leasehold. EPC: C. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=8r8dFp6yzqm>

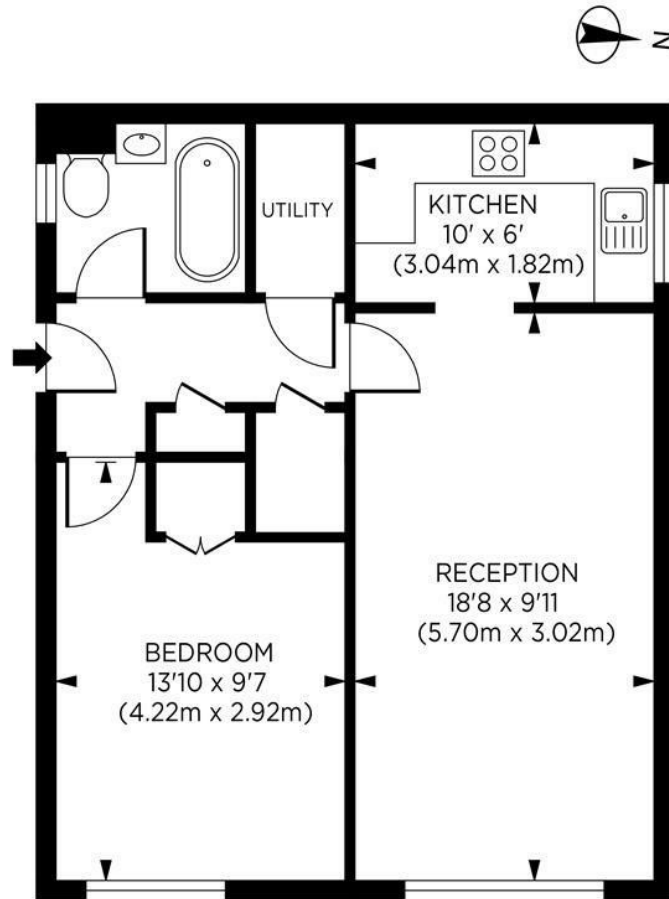


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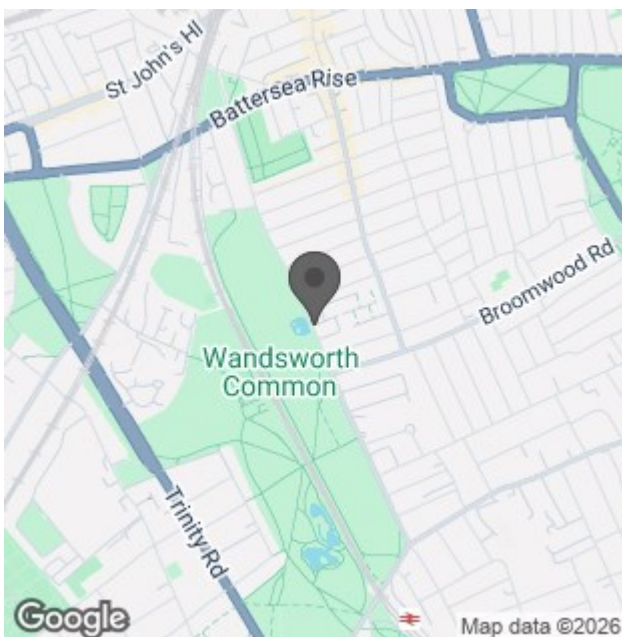


FIRST FLOOR

Kingsdown Court Bolingbroke Grove SW11

Gross Internal Area 491 sq ft/ 45.62 sq metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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