



Harbut Road, SW11

£575,000

****Guide Price £575,000-£600,000**** A beautifully presented ground floor garden flat which has been expertly and sympathetically renovated to an exacting standard

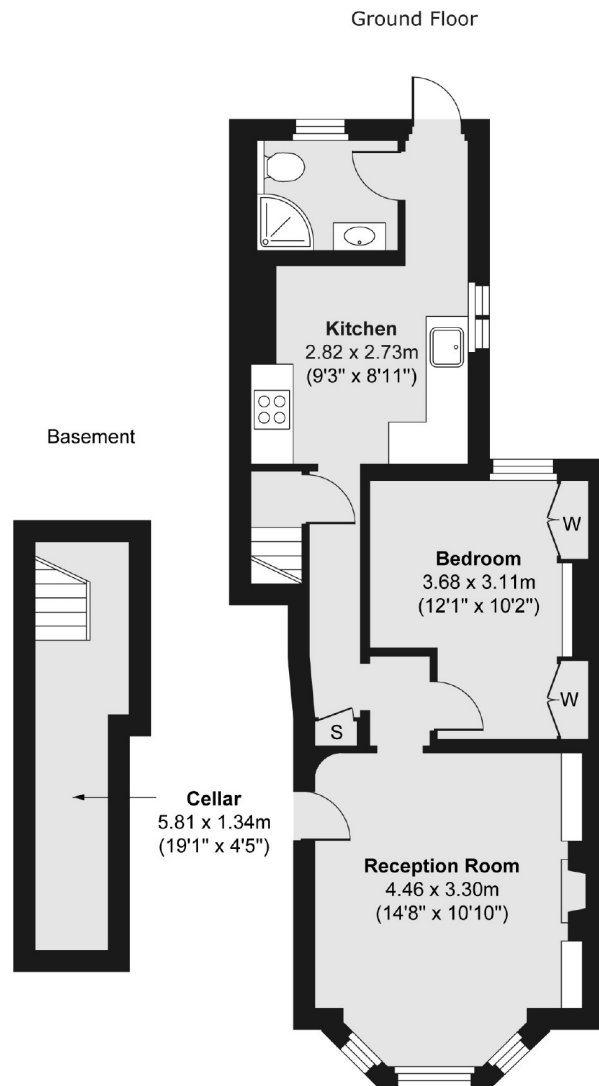
- 151 Year Lease
- Planning Permission to Extend
- Own Private Garden
- Very Quiet Location
- Just off St Johns Hill
- 7 Minute walk to Clapham Junction



Benefitting from planning permission for a 'side return' extension which would enable the property to be turned into a two double bedroom garden flat, the current configuration is however incredibly spacious and would suit a single or young professional couple looking for their first home in one of the coolest locations in South West London. The quality of the refurbishment is exceptional and includes a spacious reception room with exposed wooden floorboards, period fireplace, plantation shutters to the wide bay sash windows and ornate cornicing to the ceiling. In addition there are impressive 'architectural' radiators that set off the room to perfection. The double bedroom is quietly positioned to the rear and overlooks the garden, whilst the large kitchen dining room has a top spec fitted kitchen with ample space for a dining table. The modern and luxuriously finished shower room is spacious and light, whilst the large cellar is an incredibly useful space. The garden is exceedingly private and has an incredible Virginia Creeper on the London stock rear brick wall.







Total area (approx.) 53.6 sq. m (578 sq. ft)

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