

Broomwood Road, SW11  
Guide Price: £1,250,000 - £1,350,000



WILFORDS  
LONDON



## Broomwood Road, SW11

£1,250,000 - £1,350,000

1,345 sq ft / 125 sq m

3 Bedrooms

3 Bathrooms

1 Reception Room

Kitchen

Share of Freehold

Top floor split level Victorian conversion maisonette refurbished to a high standard, combining modern finishes with retained period detail. Open plan reception room which flows into a fully integrated kitchen. Two generous double bedrooms with built in wardrobes, one with an en suite shower room, a further shower room/utility. The loft level is dedicated to a spacious main bedroom with extensive built in wardrobes and a luxurious en suite bathroom.

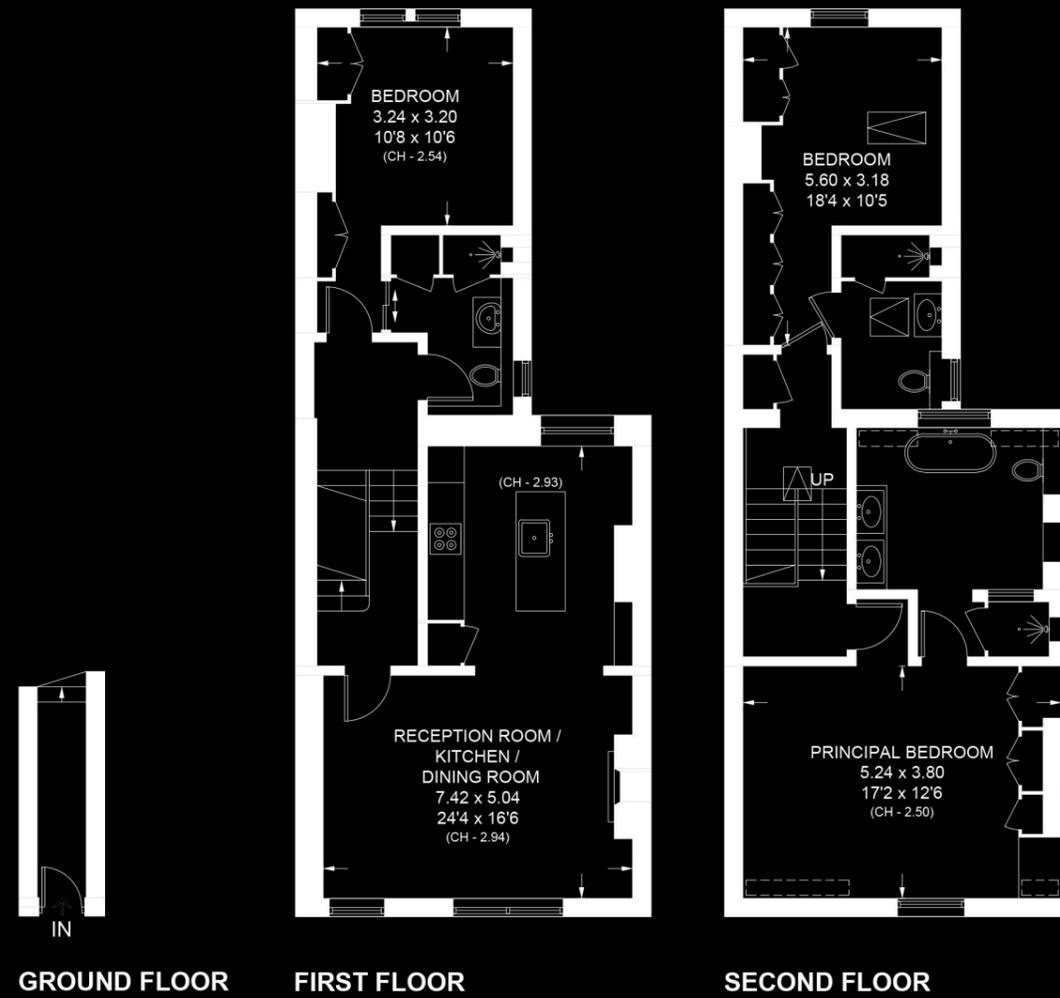
Located Between the Commons, adjacent to Clapham Common and within easy reach of Northcote Road's shops, cafés and restaurants, the setting balances green space with everyday convenience. Clapham South Underground and Clapham Junction Overground provide straightforward transport links, and a wide choice of well regarded state and private schools are close by, supporting a well connected and established lifestyle.



Approximate Area = 125.0 sq m / 1345 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)



 = Reduced head height below 1.5m



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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