



Netherford Road, London, SW4

£775,000 *Leasehold*

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This exceptional ground floor flat has been finished to a high specification throughout and offers a perfect blend of period charm and contemporary design.

The heart of the property is the impressive kitchen/reception room,

KEY FEATURES

- Exceptional two-bedroom ground floor flat
- Open-plan kitchen/reception with bi-fold doors to patio
- Bespoke design kitchen with quartz worktops and marble splashback
- Principal bedroom with oak flooring and high ceilings
- Private east-facing paved patio garden
- Long lease with no ground rent or service charge



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which spans over 18ft and opens directly onto a private paved patio. The kitchen has been newly fitted by bespoke design with quartz worktops, marble backsplash, and a central island with breakfast bar, complemented by feature lighting and bespoke cabinetry.

The principal bedroom sits at the front of the property with generous proportions, oak flooring, a large bay window, and ceiling height just under 3m. A further double bedroom provides excellent flexibility as a guest room, nursery, or study, with French doors onto the garden. The property also benefits from a sleek and contemporary shower room, finished with porcelain tiles, green marble detail, and brass fittings.

Additional space is provided by a useful lower ground floor cellar (restricted head height), which was waterproofed by the previous owner at a cost of £10,000 and is now used as storage.

Every room and outdoor space has been refurbished within the last year, with new radiators, internal doors, double-glazed wooden sash windows, and newly landscaped courtyard with herringbone terracotta tiling.



MATERIAL INFORMATION

- **Tenure:** Leasehold
- **Term:** 108 year and 0 months
- **Service Charge:** £0 (zero) per annum
- **Ground Rent:** £0 (zero) Annually (subject to increase)
- **Council Tax Band:** D
- **EPC rating:** D
- **Is the property listed:** 2

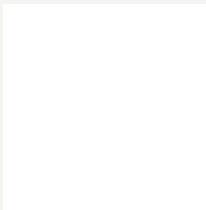
Attributes:

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Residential Parking
- Period
- Very Good Decoration
- Leasehold 108 years
- Garden
- Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



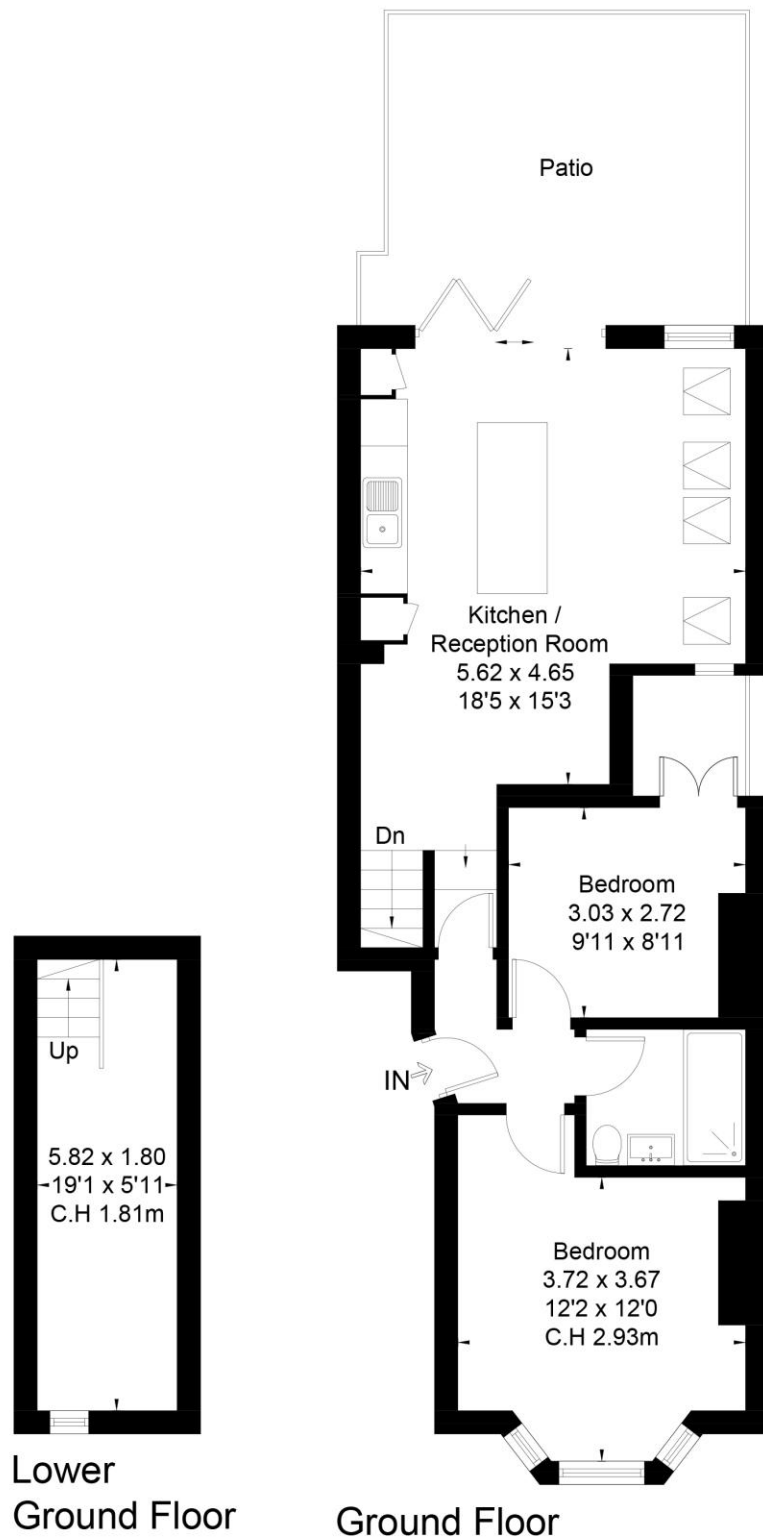
<https://www.winkworth.co.uk/sale/property/CLP250157>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



NETHERFORD ROAD, SW4

Approximate Floor Area = 69.4 sq m / 747 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #97159

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