

James Pendleton



Hafer Road SW11

For Sale



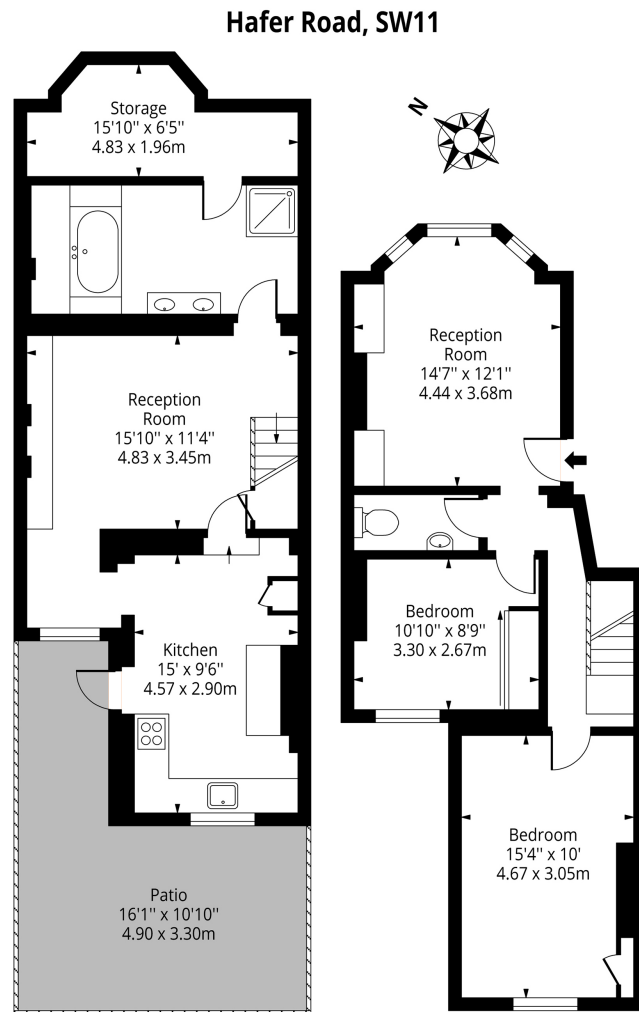
Hafer Road SW11 Battersea Share of Freehold

- Split-level Victorian flat situated on a quiet residential road off Battersea Rise
- Well-presented throughout with high ceilings, modern fittings, and neutral décor
- Arranged over two floors
- Large reception room with impressive bay window
- Two well-proportioned bright bedrooms both with built in storage
- Separate kitchen
- Good sized private patio garden
- Large three-piece bathroom suite
- Moments from Clapham Junction and the bars and restaurants on Northcote Road



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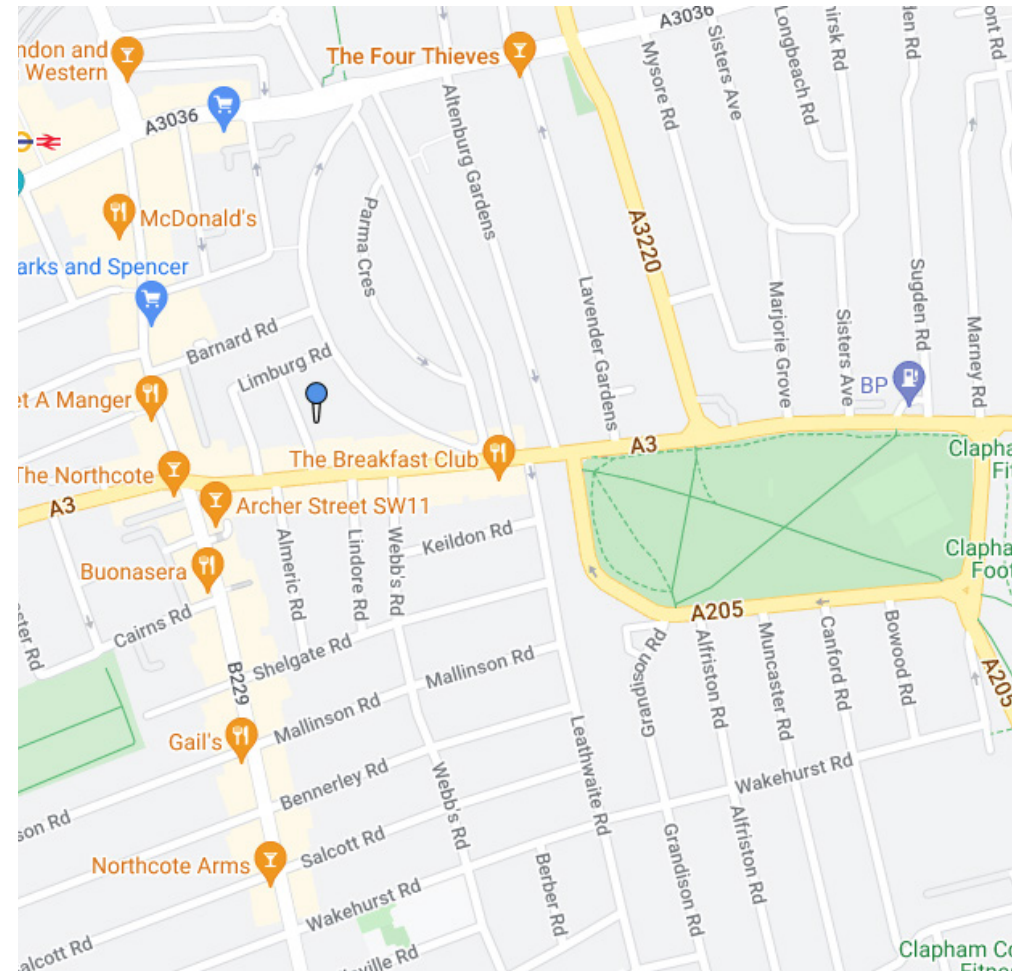
Lower Ground Floor

Raised Ground Floor

Approx Gross Internal Area **1114 Sq Ft - 103.49 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 33784



Battersea Northcote Road

Tel 020 7223 8000

jamespendleton.co.uk

Balham - Battersea - Battersea Park - Brixton - Chelsea - Clapham Common
Clapham North - Clapham South - Earlsfield - Fulham - Nine Elms - Northcote Road
Parsons Green - Pimlico - Putney - Southfields - Stockwell - Streatham
Thames & Riverside - Tooting - Tooting Bec - Victoria - Wandsworth Common
Wandsworth Town & The Tonsleys

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	55	76
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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