



SISTERS AVENUE, SW11
OIEO £550,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This beautifully finished two-bedroom conversion flat is situated on the second floor, just moments from Clapham Common. Both bedrooms are spacious and filled with natural light, offering ample storage solutions. The open-plan reception and kitchen area features a sleek, modern design with integrated appliances, enhanced by abundant natural light. The contemporary bathroom is finished to a high standard, providing generous storage, a bathtub with a shower. Additional highlights include stylish wooden flooring throughout, with plush carpeting in the bedrooms for added comfort.

Sisters Avenue is a charming residential street known for its period properties and leafy surroundings. The area offers a vibrant mix of cafés, boutiques, and restaurants, with Clapham Common's green spaces just a short walk away.

Excellent transport links make it ideal for commuters, with Clapham Junction Station (0.6 miles) providing fast trains to Victoria and Waterloo, and nearby bus routes offering easy access to Chelsea and central London. The Northern Line at Clapham Common Station (1.1 miles) also ensures quick connections to the City and West End.

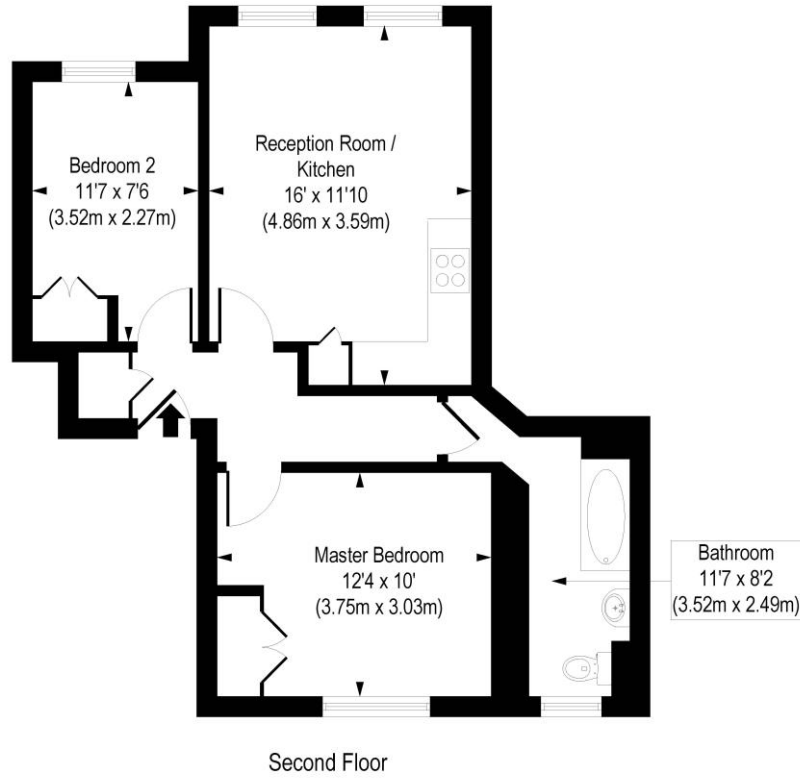
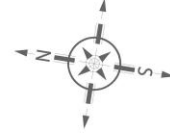
Popular with young professionals and families, Sisters Avenue combines historic charm, modern amenities, and superb connectivity for the best of South West London living.

Wandsworth Council Tax Band: D



Sisters Avenue, SW11

Approx. Gross Internal Floor Area 544 sq. ft / 50.54 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 117 years approx.

Council Tax Band: D

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.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.