



SW11 / FREEHOLD

SET BACK FROM THE ROAD, IS THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM VICTORIAN TERRACED HOUSE. THIS FANTASTIC PROPERTY MEASURES APPROXIMATELY 940 SQ FT AND IS ARRANGED OVER TWO FLOORS WITH GOOD-SIZED GARDEN, FANTASTIC FOR EVERYDAY FAMILY LIVING AND ENTERTAINING.

The ground floor boasts a generously proportioned double bedroom, followed by a reception room designed for both relaxation and dining. At the rear of the property is a bright kitchen which benefits from both wall and base units, fully integrated appliances, and direct access into the patioed garden.

The garden is a fantastic size and is perfect for alfresco dining and entertaining with plenty of space for outside furniture as well as potted planters and shrubbery.

On the first floor of the property is a further two double bedrooms which have a bright and airy feel with large windows that flood the room with natural light. This floor also features a convenient study area and a family bathroom, complete with a bath and overhead shower for added comfort. Planning permission has also been approved for a side extension of the first floor.

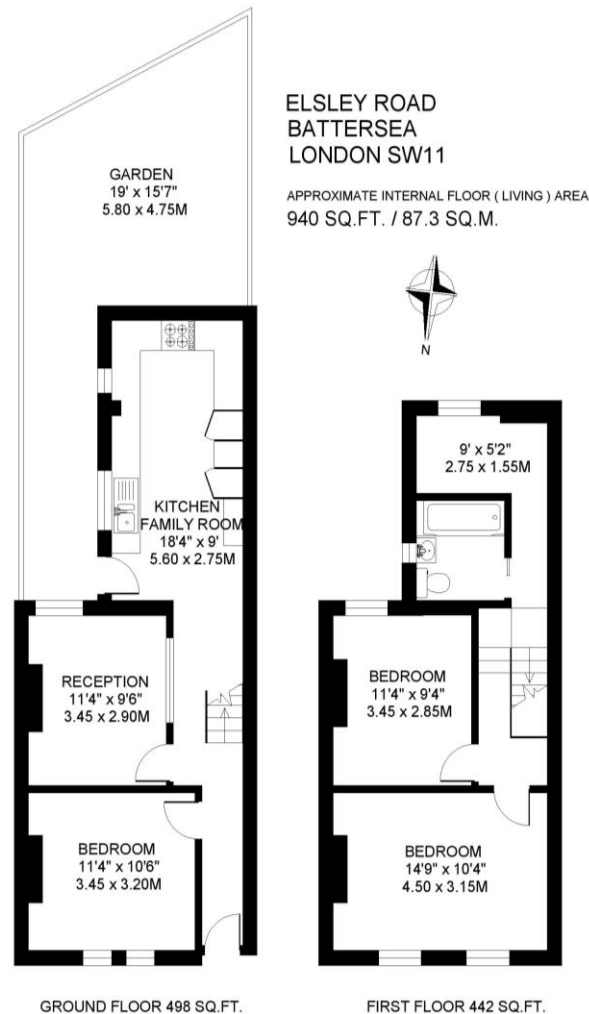
This fantastic property is situated on Elsley Road, an attractive residential street that forms part of a popular enclave off Latchmere Road. The shops and restaurants on Battersea Park Road and Lavender Hill are close by and transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road. Clapham Junction provides further transport and Clapham Common is just a short walk away, as are a number of popular state and private schools, subject to catchment each year.

Council Tax Band: E | EPC: D | Tenure: Freehold



THREE BEDROOMS | RECEPTION
ROOM | KITCHEN / FAMILY ROOM |
STUDY | FAMILY BATHROOM |
GARDEN





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All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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