



SABINE ROAD / SW11

A VERY PRETTY 3 BEDROOM PERIOD COTTAGE BEAUTIFULLY PRESENTED THROUGHOUT AND BENEFITING FROM A SOUTH-FACING GARDEN.

Ideal for a family and offering excellent living and entertaining space; the property comprises on the ground floor, a smart reception room with log burner and a fabulous, fully extended kitchen/family room, flooded with natural light. This room provides ample space for dining with concertina doors opening onto the garden.

The garden is low maintenance with established shrubs and an easi-grass lawn.

Upstairs the property further comprises 2 double bedrooms and a family bathroom with bath and separate shower.

A bright and spacious double bedroom with an ensuite shower room is on the top floor.

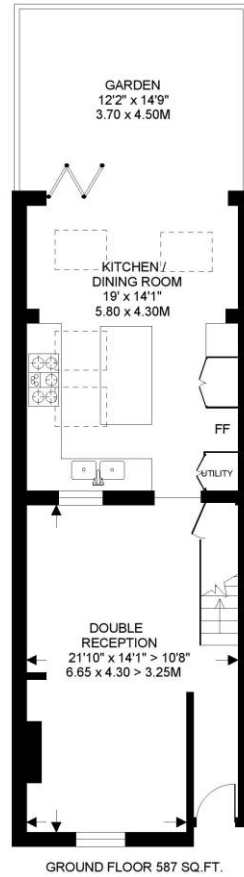
Sabine Road is conveniently located in the popular Shaffesbury Estate, within easy walking distance to shops and amenities along Lavender Hill. Clapham Junction (B.R) station is a 15 minute walk and the green, open spaces of Battersea Park are close by. There are regular bus links to the King's Road, Chelsea and the fabulous shopping and restaurants at Battersea Power Station.

EPC: D | Council Tax: E



**THREE BEDROOMS | TWO
BATHROOMS | DOUBLE RECEPTION
ROOM | KITCHEN / DINING ROOM
| GARDEN**





SABINE ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA

█ = 1216 SQ.FT / 112.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 44 SQ.FT. / 4.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1260 SQ.FT. / 117 SQ.M.



COPYRIGHT:
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079

www.ramptonbaseley.com

