



Shuttleworth Road
London, SW11

CHESTERTONS





A great opportunity to acquire a three-bedroom freehold house on a sought-after road with planning in place to extend.

This well positioned mid-terrace house on Shuttleworth Road comprises of a double reception room to the front of the ground floor with an attractive bay window that floods the room with natural light. To the rear of the ground floor is a family kitchen, WC and garden. Planning permission has been permitted a side return extension to extend the kitchen and open up the ground floor.

The first floor houses three bedrooms, the biggest of which is located at the front of the house and is a bright and airy room complete with a bay window. The second bedroom is a good sized double with built in wardrobes and the third bedroom would lend itself to being a great nursey or study. The floor is finished with a family bathroom. Planning permission has also been granted for a loft conversion so a perspective owner could look at extensively adding to the current square footage of just under 1200sq ft.

Shuttleworth Road is a 14 minute walk (0.6 miles) from Clapham Junction mainline station and just over a 5 minute walk from Battersea Square where you are able to find restaurants and cafe's such as Gail's Bakery. If you are interested in some exercise the 200 acers green space that makes up Battersea Park is just 0.5 miles away.

- Three Bedrooms
- Freehold
- Garden
- Permission to extend
- Great location

Asking Price £900,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		74
55-68 D		
49-54 E	42	
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Freehold
Service Charge: TBC
Ground Rent: TBC
Local Authority: London Borough of Wandsworth
Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

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Shuttleworth Road, SW11



Approx Gross Internal Area

1198 Sq Ft - 111.29 Sq M

Includes Limited Use Area - 16 Sq Ft

Drawn in accordance with IPMS 2 Residential

Illustration For Identification Purposes Only - Not to Scale

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