

FOR SALE



Abercrombie Street, Battersea, SW11

GUIDE PRICE £1,250,000 Freehold

3

2

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Property Description

A beautifully presented chain-free three-bedroom Victorian family home, ideally located on the ever-popular Abercrombie Street, moments from Battersea Park and within easy reach of Clapham Junction and local amenities. The property retains excellent period proportions and natural light, enhanced by attractive double bay windows to the front, creating an inviting sense of space on arrival.

The ground floor features a spacious open-plan double reception room, ideal for both everyday family living and entertaining, with built-in storage and a seamless flow through to a generous eat-in kitchen. The kitchen offers excellent workspace and storage, with direct access to the rear garden. Outside, the property enjoys a charming split-level garden with mature planting and a patio area immediately outside the kitchen, perfect for outdoor dining and relaxing. On the first floor are two well-proportioned double bedrooms and a modern family bathroom. The loft has been thoughtfully extended to create an impressive top-floor bedroom suite with excellent natural light and a contemporary en-suite shower room.

The property is also well placed for several highly regarded schools in Battersea, including L'Ecole de Battersea, Thomas's Battersea and Harris Academy Battersea. Offering excellent storage and a well-balanced layout, this home combines period charm with practical modern living, representing a superb opportunity to acquire a stylish Battersea home close to parks, shops and excellent transport connections.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1321 ft²

122.8 m²

Reduced headroom

83 ft²

7.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

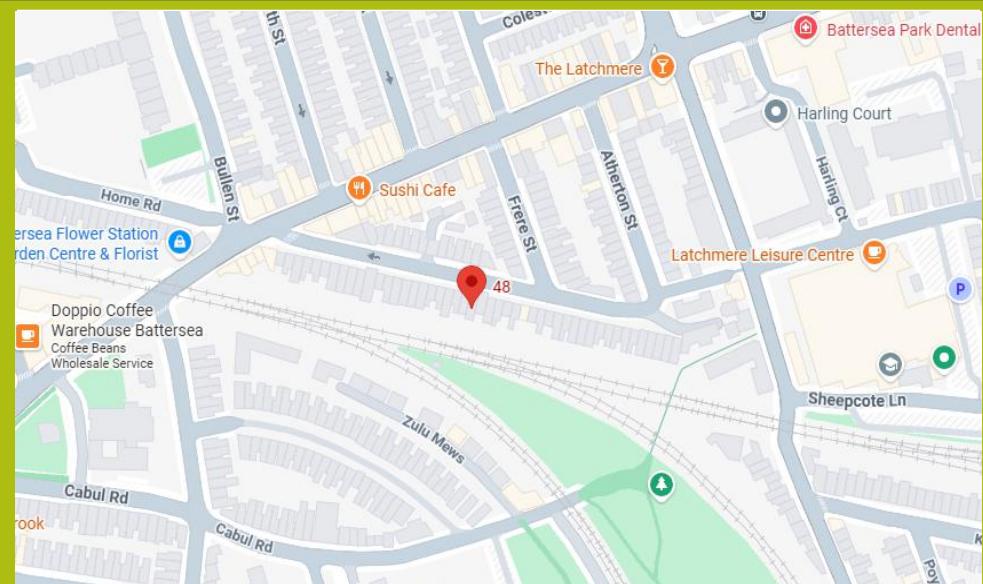
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Material Information

Tenure – Freehold

Council Tax Band – F

Local Authority – Wandsworth Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Parking Permit



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/ Ultrafast



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: **NO**
Risk Level: **High**



Proposed Development in Immediate Locality?

None

Balham

45 Bedford Hill,
London, SW12 9EY
020 8673 4666



Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

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