

**FOR SALE**



**Abercrombie Street, Battersea, SW11**

**GUIDE PRICE £1,250,000 Freehold**

 **3**

 **2**

  
**samuel estates**  
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# Property Description

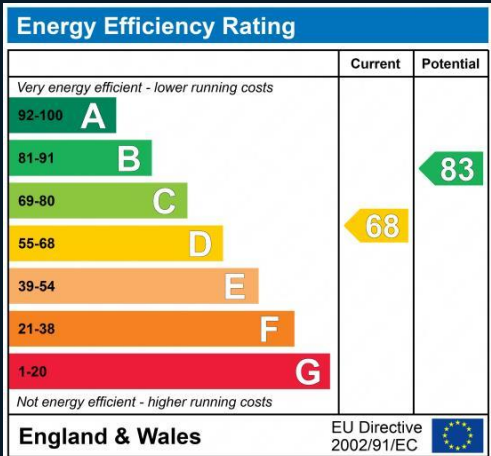
A beautifully presented chain-free three-bedroom Victorian family home, ideally located on the ever-popular Abercrombie Street, moments from Battersea Park and within easy reach of Clapham Junction and local amenities. The property retains excellent period proportions and natural light, enhanced by attractive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

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.













Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1321 ft<sup>2</sup>

122.8 m<sup>2</sup>

**Reduced headroom**

83 ft<sup>2</sup>

7.7 m<sup>2</sup>

(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.

GIRAFFE360

## 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

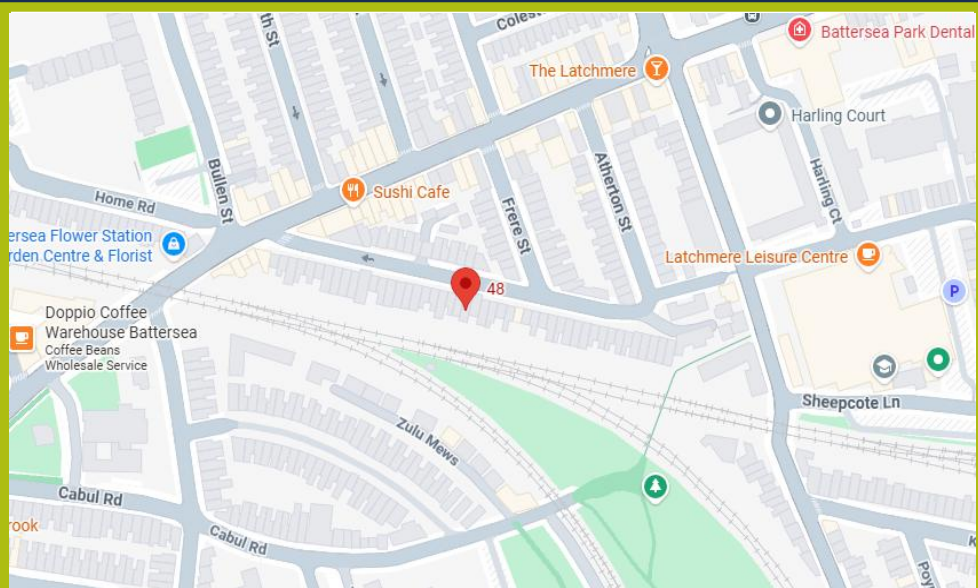


**Flood Risk**

*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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