



Eccles Road, London SW11 1LY

welcome to
Eccles Road, London

**** OPEN DAY 2nd March 2024****

We are delighted to offer for sale this terraced family home in an extremely popular central Battersea location. The property is coming to the market for the first time in decades and offer purchasers a chance to renovate and create a bespoke family home.

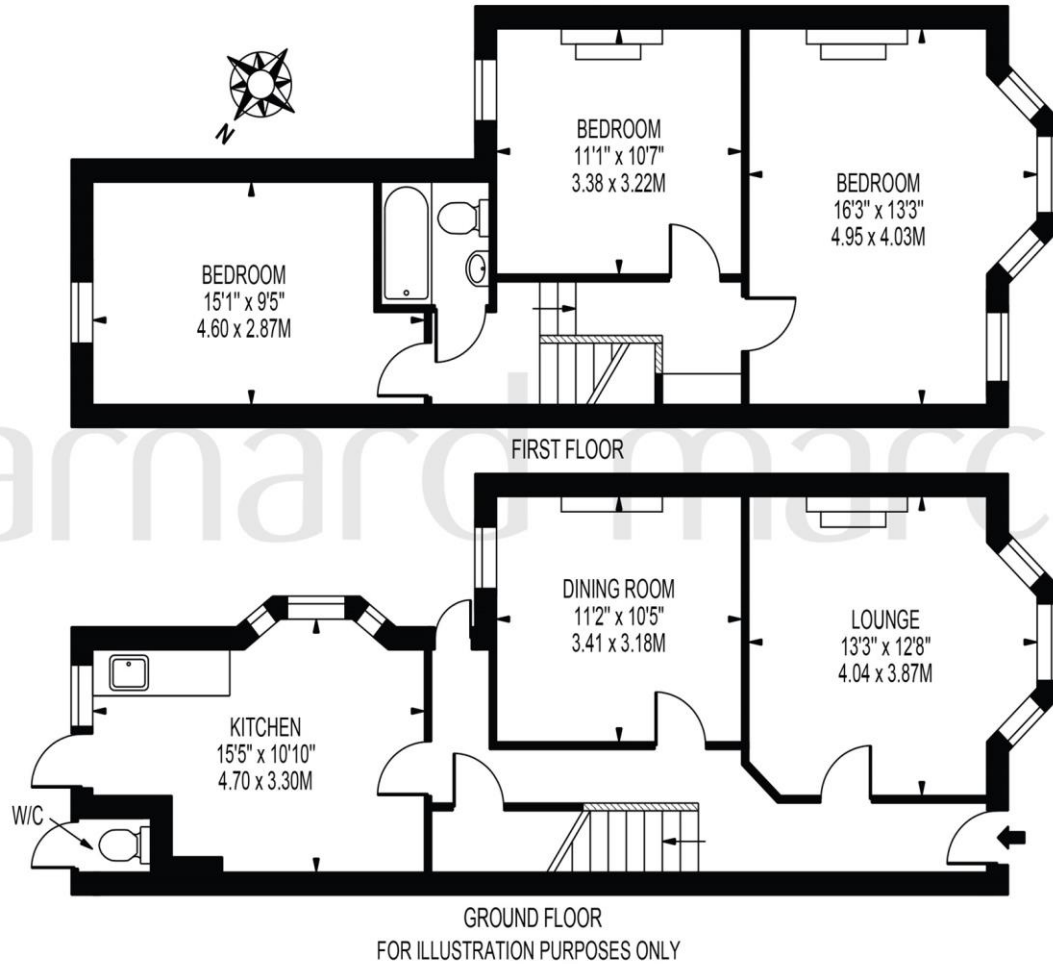
Ideally situated between Lavender Hill and Battersea Rise the property offers easy access to Clapham Junction and Clapham common. Currently comprising two reception rooms, Kitchen breakfast room, three good sized bedrooms, bathroom & private front and rear gardens.

This mid terraced family Victorian home is situated close to the fashionable Northcote Road and St Johns Hill with their array of shops, bars & Restaurants. There are many quality schools nearby. We highly recommend an appointment to view.



ECCLES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1089 SQ FT - 101.14 SQ M
(EXCLUDING W/C)



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Eccles Road, London

- Victorian Terraced house
- Freehold
- Two reception rooms
- Three bedrooms
- Bathroom
- Private garden
- Sought after location
- Great opportunity

Tenure: Freehold EPC Rating: D

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTS104646 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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