



**Sugden Road, London SW11 5EE**



welcome to

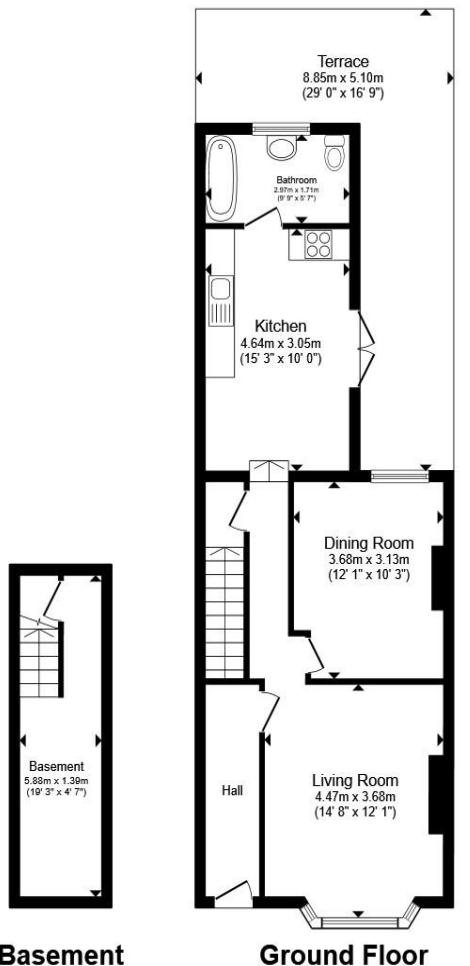
## Sugden Road, London

An exceptionally spacious one bedroom ground floor garden flat extending to approximately 752 sq ft, positioned on the sought-after Sugden Road in Battersea. The property benefits from a ground floor layout with the addition of a basement level, offering excellent flexibility and long-term potential.

The accommodation currently comprises a generous reception space, kitchen, double bedroom and bathroom, with direct access to a private garden, ideal for outdoor entertaining or quiet enjoyment. The basement provides valuable additional space and, importantly, the property has planning permission in place to be converted into a larger two bedroom flat, making it an attractive proposition for owner-occupiers and investors alike. Already presented in a lovely condition, the flat offers a rare opportunity to enhance and reconfigure a sizeable home in a prime residential location.

Clapham Junction is located approximately 0.5m away, offering outstanding transport links with frequent services to London Victoria, Waterloo and key national routes. Clapham South underground station is approximately 1.0m away (Northern line). The location has access to numerous local bus routes that are available along Battersea Rise and St John's Road, ensuring easy access across south and central London. The shops, cafés, restaurants and bars of Northcote Road are within walking distance, while Clapham Common is just 0.1m away, offering extensive green spaces and leisure facilities.





**Total floor area 69.9 m<sup>2</sup> (752 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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- Ground Floor Flat with Private Garden
- Approximately 752 Sq ft
- Planning Permission to Extend
- Prime Road near Clapham Common
- Ideal Opportunity for Investors or Owner-Occupiers

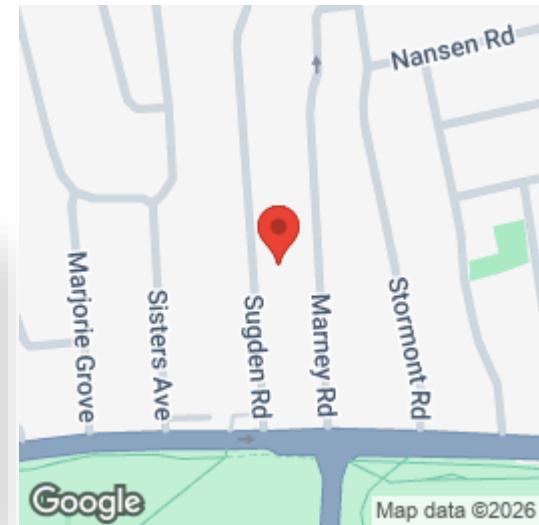
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1982.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £575,000



view this property online [barnardmarcus.co.uk/Property/BTS104973](http://barnardmarcus.co.uk/Property/BTS104973)

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Property Ref:  
BTS104973 - 0004

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Please note the marker reflects the  
postcode not the actual property



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