



Lansdowne Way
London, SW8

CHESTERTONS





A three bedroom house, dating back to the late 1800's offering bright and well-presented accommodation.

The property comprises on the ground floor an entrance hall, reception room, leading through to the kitchen/breakfast room which provides direct access to the south-west facing garden. On the first floor there is a principal bedroom along with a sizable family bathroom. The second floor offers two further spacious bedrooms. The property has heaps of character with high ceilings, wooden panelling and the potential to extend (subject to the necessary planning permission and consents).

The property is located close by to the open spaces of Larkhall Park, situated on the fringes of the exciting Nine Elms redevelopment area and its recently opened Nine Elms Tube station (Northern Line). Nearby, Stockwell underground station provides access to the Northern and Victoria Lines and Wandsworth Road Overground Station provide routes towards Clapham Junction and Canada Water. Local bus services, provide quick and easy access into the City, West End and Canary Wharf.

Asking Price £750,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		81
69-81	C		
55-69	D	61	
49-55	E		
35-49	F		
1-35	G		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Lambeth
Council Tax Band: D

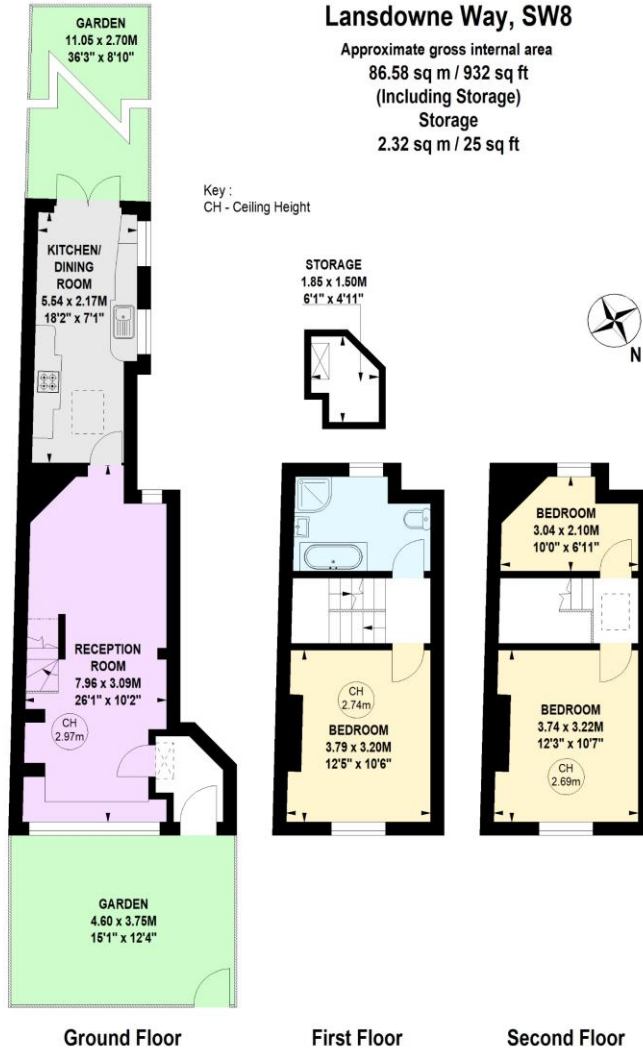
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Approximate gross internal area
 86.58 sq m / 932 sq ft
 (Including Storage)
 Storage
 2.32 sq m / 25 sq ft

Key :
 CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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