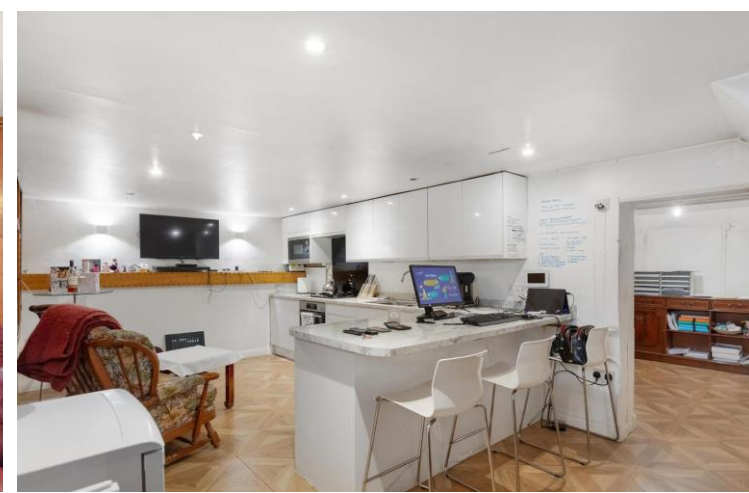




Glycena Road
London, SW11

CHESTERTONS





A fantastic opportunity to acquire this unique property on Glycena Road.

The property offers flexible and versatile accommodation which is in need of modernisation comprises: impressive reception room spanning the width of the property with bay windows to the front, a kitchen/breakfast room, dining room and a separate laundry room. There are seven further bedrooms in the main house, three of which with en suite bathrooms, two separate family bathrooms and a WC. The top floor bedroom also boasts a reception room/kitchenette. Additionally, there are two useful, one bedroom self-contained annexes accessed from the side of the property.

The garden is a particular feature of the property, benefitting from gated side access with driveway parking.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed at the below:

Offers in excess of
£1,450,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		79
63-71	D		
54-62	E	45	
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: F

Chestertons Battersea & Clapham Sales

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Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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