



Eccles Road  
London, SW11

CHESTERTONS





This spacious property has been taken back to brick across the entire property with a full renovation throughout the 1877 square feet of living space. Featuring 4 bedrooms and 4 bathrooms, this house is designed with an open-plan layout, allowing for a seamless flow between living areas.

Throughout the ground floor there is water fed gas fired underfloor heating and with the insulation in the property being next to none and an EPC of a B it will take no time at all to heat the majority of the house. The property is further run off of a smart home wiring with the ability to change any aspect of the home from your mobile phone.

Eccles Road is nestled in a neighbourhood that boasts excellent connectivity and leisure facilities. It is within a 20-minute walk to two train stations, Clapham Junction and Wandsworth Town, ensuring easy commuting. The area is also in the top 10% of London for access to green spaces, with Clapham Common and Lavender Gardens nearby, perfect for outdoor enthusiasts. Fitness lovers will appreciate the proximity to numerous gyms, making it easy to maintain an active lifestyle.

- EPC B
- Newly Renovated
- Smart Wiring Throughout
- Amtico Flooring
- Lilac Marble Countertops

Asking Price £1,850,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Freehold  
**Local Authority:** Wandsworth  
**Council Tax Band:** F

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# Eccles Road, SW11

Approximate gross internal area

174.37 sq m / 1877 sq ft

(Including Eaves Storage)

Eaves Storage

4.74 sq m / 51 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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