



Limburg Road
London, SW11

CHESTERTONS





A beautiful five bedroom family house situated on a residential road just off Battersea Rise, moments away from Clapham Junction Station and the amenities of both Battersea Rise and Northcote Road.

The property comprises five double bedrooms with built in storage, three modern bathrooms and a double reception room with striking fireplace and adjoining dining room. The property further benefits from a large fully fitted kitchen with integrated appliances and bi-folding doors which open onto a private patio garden. In addition, the property boasts underfloor heating and an incredibly large cellar, ideal for storage needs. Perfect for families and available on an unfurnished basis.

Limburg Road is a quiet residential road which runs off Battersea Rise and is well located for the many shops, bars and cafes of Northcote Road and St Johns Road. The green open spaces of Clapham Common can be found close by whilst Clapham Junction Station is within easy reach providing excellent transport links into Central London and The City.

- Offered To Market Chainfree
- Five Bedroom House
- Private West facing Garden
- Close to Clapham Junction and Clapham Common green space

Guide Price £1,575,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C		78
55-68 D	65	
49-54 E		
41-48 F		
31-39 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: Wandsworth Council
Council Tax Band: F

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright of FeaturePRO.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.