

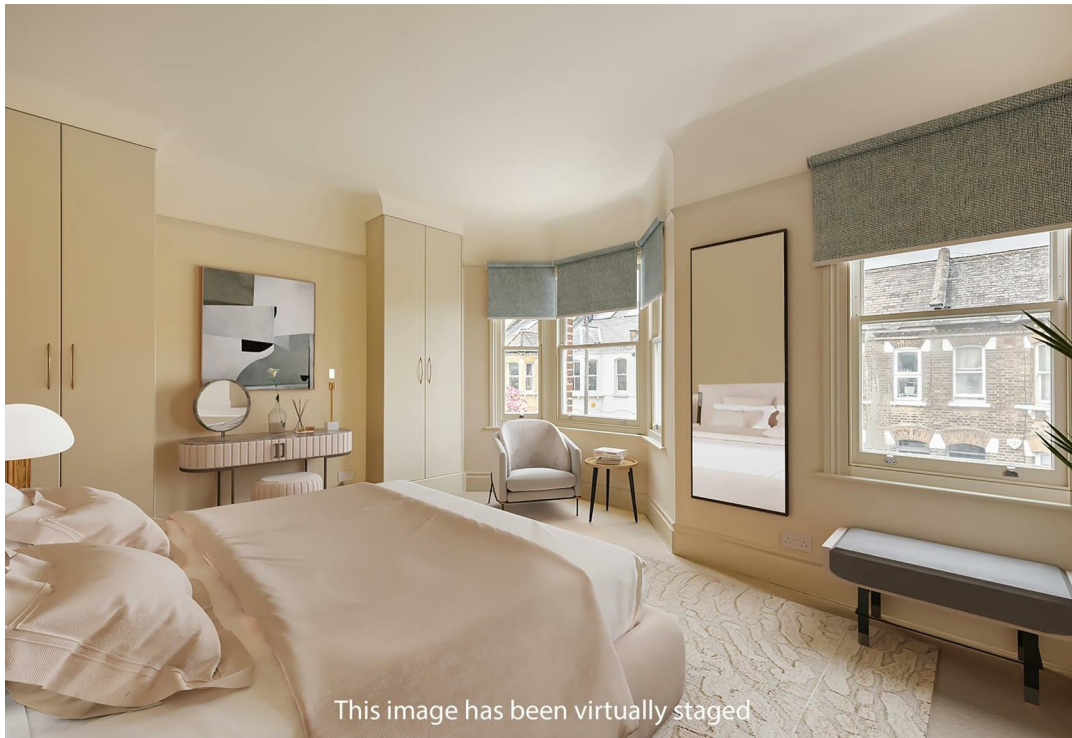


# A WONDERFUL 4 BEDROOM FREEHOLD FAMILY HOUSE WITH PATIO GARDEN

A superbly presented four bedroom Victorian terraced house situated on a quiet residential street in the Diamond Conservation Area, just a short walk away from Battersea and Clapham Old town.

This beautifully restored period property includes a spacious newly renovated kitchen, with expansive dining and entertaining area with numerous roof lights and bifold doors that lead out to a neat and tidy paved patio garden. Perfect for hosting guests in the summer with the indoor-outdoor flow brought by the bifold doors that also connect perfectly with the light and spacious double reception room, with an open fire place and built in storage - perfect lifestyle living for families.

The four light bedrooms include one with floor to ceiling window doors with balcony glass bringing in lots of air and light. Additionally there are built in wardrobes and shelving throughout. Two stylish and spacious bathrooms complete the picture in terms of the abundant and well planned and executed living accommodation. A further bonus is a cellar area that is perfect for additional storage or to be used as a utility room. This house has a spacious internal area of 1729 square feet (160.62 square meters) and can be moved into immediately.







## ACCOMMODATION

4 Bedrooms: 2 Bathrooms: Kitchen/Dining Room: Double Reception Room: Garden: Cellar

## LOCATION

Ingelow Road SW8 is a quiet residential street tucked away behind Queenstown Road. It is located at the centre of a wide range of facilities and amenities including the outstanding asset that the c. 200 acre Battersea Park is with nearby iconic Power Station & Nine Elms with a wide range of shops, bars, restaurants and leisure venues as well as easy access into Clapham Old Town and Lavender Hill. Situated on the south side of the river opposite Chelsea, Pimlico and Westminster St James. Easy access to transport hubs is afforded by the outstanding transport connections of Battersea Park Overground, Clapham Junction, Battersea Park Power Station (Northern Line), Nine Elms (Northern Line) & Clapham Common Underground and just north of the river to the airports of London as well as the international rail hubs of St Pancras, Kings Cross and Victoria. The River Boat & Nine Elms footbridge is close by for walking and cycling of the South Bank area with Tate Britain on the Pimlico side.





**CALL/EMAIL US NOW TO BOOK AN APPOINTMENT TO VIEW**



Terms

Price: £1,300,000

Tenure: Freehold

Local Authority: Wandsworth

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ingelow Road, SW8



Approx. Gross Internal Area  
1729 Sq Ft - 160.62 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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## FEATURES

- Abundant 4 Bedroom Accommodation
- 2 Spacious Bathrooms
- Spectacularly Developed Expansive Kitchen & Dining & Entertaining Area
- Double Reception Room Interconnects with Kitchen & Garden
- Enjoy Fabulous & Modern Lifestyle Living
- Cellar Utility Storage Area
- Freehold Victorian House Beautifully Presented
- G.I.A 1729 Sq Ft/ 160.62 Sq M
- Local Authority: Wandsworth
- Council Tax Band: F/ EPC Rating: D



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