



Brynmaer Road, Battersea SW11

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# Brynmaer Road

## Battersea SW11

A charming Victorian home offering close to 2,500 sq ft of space, this house would be popular to those looking to up-size or a family moving to the area to make the most of Battersea's excellent schooling options and easy access to Battersea Park.

Upon entry the hallway opens out into a bright, open-plan kitchen with granite counter tops, integrated appliances and a large kitchen island, with the space then opening out to offer further dining space. To the rear of the ground floor is an expansive dining room, a bright space which benefits from floor-to-ceiling windows looking out onto the south-facing garden, as well as a large skylight drawing in light from above.



**Guide price:** £2,600,000

**Tenure:** Freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





The lower ground floor holds a flexible space which can be fulfil a number of functions, such as a further bedroom, office, gym or cinema room, off which there is a separate WC and a helpful utility/boiler room.

The first floor holds three large double bedrooms, holding a wealth of storage and two generous, modern and fully fitted bathrooms. The top floor of the house encompasses a stunning principal suite, with built in storage and a large dressing area, with stairs leading down to a huge en suite bathroom.





## Location

Located on the doorstep of Battersea Park and its 200 acres of green space and leisure facilities, the house has many amenities on its doorstep. The ever increasing number of shops, bars and restaurants at Battersea Power Station are just a short walk through Battersea Park, with the Kings Road being walking distance over Albert Bridge. The local amenities of Parkgate Road are just around the corner, such as Bayley and Sage and the Prince Albert pub. This area also proves popular due to its' proximity to Sloane Square and Victoria, either on foot or by the regular bus services serving the area, with the Thames Clipper departing from Battersea Power Station providing a more relaxed way to travel into the city.



Transport links are available from the new Northern Line extension at Battersea Power Station, with Queenstown Road and Battersea Park rail stations also within walking distance.

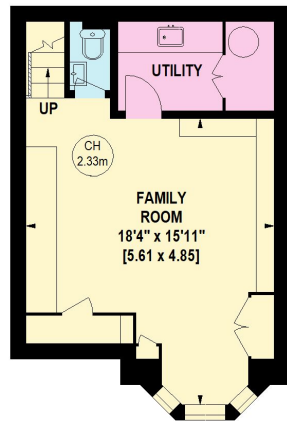


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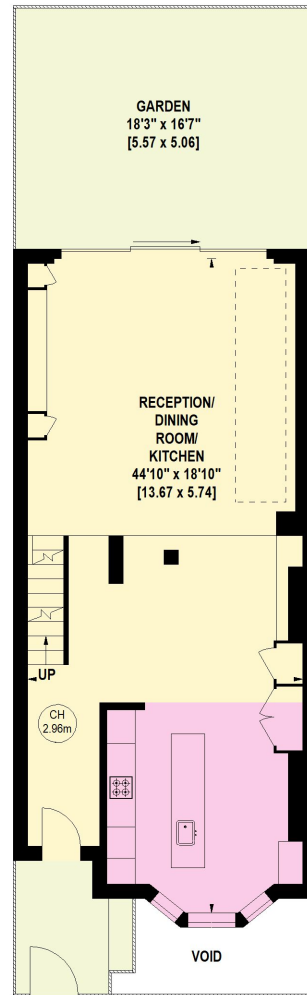
## Approximate Gross Internal Floor Area

232 sq m / 2,498 sq ft

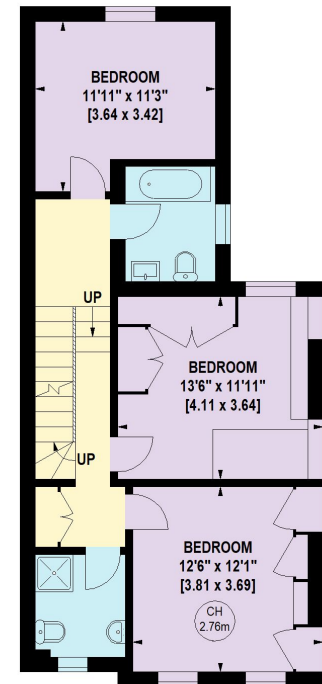
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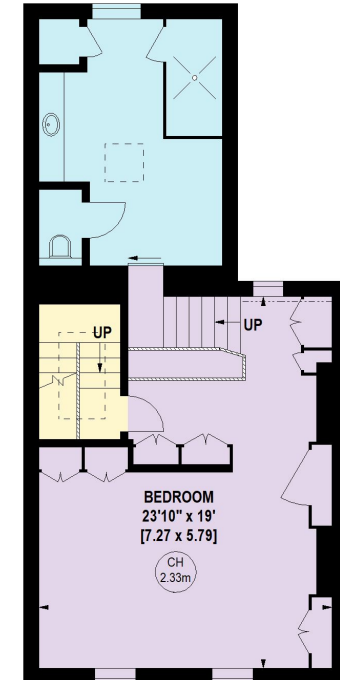
Lower Ground Floor



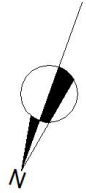
Ground Floor



First Floor



Second Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2022. Photographs and videos dated October 2022.

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