



Brussels Road, Battersea, London **SW11**

Brussels Road, Battersea SW11

Situated near Clapham Junction, residents will enjoy excellent connectivity to central London and beyond. Walking distance to the popular Northcote Road, the vibrant neighbourhood of St Johns Hill offers an array of trendy cafes, boutiques, and cultural amenities. Creating a lively yet sophisticated atmosphere. Commuting is a breeze with Clapham Junction station within easy reach, providing quick access to London's major rail networks. Bus routes and local transport options further enhance the property's accessibility. St Johns Hill is renowned for its eclectic mix of shops, restaurants, and cultural hotspots, making it a sought-after address for those seeking a dynamic yet welcoming community.



Guide price: £2,250,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G



Welcome to this exquisite six bedroom, four-bathroom Victorian terraced house nestled in the heart of Battersea. This stunning residence offers a perfect blend of contemporary elegance and timeless charm, spanning five spacious floors to accommodate your every need. The seamless flow of the layout guides you towards the heart of the home on the ground floor - a modern, fully-equipped kitchen that caters to both culinary enthusiasts and busy families. The ground floor extends effortlessly into a private landscaped garden.

The lower ground floor of the property has been converted into a further separate reception room or snug along with a bedroom (with en suite facilities), storage and bathrooms/utility space. The first floor of the property houses the principal suite, a larger than average principal bedroom leading directly into a walk in wardrobe and a stylish, contemporary en suite bathroom. The second floor comprises of three further double bedrooms along with a family bathroom and the third floor has been renovated into a double bedroom, en suite and large roof terrace which offers sweeping views over London skyline.







A stunning, bright, spacious and rarely available six bedroom family Victoria house.

**Brussels Road,
Battersea, SW11**

Approximate Gross Internal Area : **234.67 Sq. metres
2526 Sq. feet**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

Battersea & Riverside Sales

346 Queenstown Road

London

SW11 8BY

knightfrank.co.uk

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2023. Photographs and videos dated January 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.