

12 Harbut Road, London, SW11



# Harbut Road, Battersea SW11

This lovely mid-terrace Victorian house spans across three floors, offering approximately 1,666 sq ft of family living and entertaining space. On the ground floor there is a bright double reception room boasting bespoke built-in cabinetry and wooden flooring. This room leads into an eat-in kitchen which features a breakfast bar and French doors opening out to a fabulous patio garden. Upstairs there are four double bedrooms, two of which have ensuite shower rooms, and there is a separate family bathroom. All of the bedrooms have built-in wardrobes. This house has the added benefit of having a cellar, and there is a guest loo on the ground floor.



**Guide price:** £1,400,000

**Tenure:** Available freehold

**Local authority:** London borough of Wandsworth

**Council tax band:** F





## Location

Harbut Road is a pretty tree-lined residential street, just off the trendy St. John's Hill where local residents enjoy access to the array of independent cafes, eateries and grocery stores. Close by is the vibrant Northcote Road, along with the green spaces of Spencer Park and Wandsworth Common, making this a wonderful community for families to be part of.

When it comes to transport, the property is located very close to the train links at Clapham Junction station (0.4 miles) and Wandsworth Town station (0.5 miles). There is a good selection of nursery, primary and secondary schools within the neighbourhood.



## Approximate Gross Internal Floor Area 154.77 sq m / 1666 sq ft

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.



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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 February 2024. Photographs and videos dated February 2024.

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