



Abercrombie Street, Battersea **SW11**

The Property

A beautiful three double bedroom home with a south-facing garden, located close to the green spaces of Battersea Park. Set over three floors, this home offers wonderful living and entertaining space, both inside and out.

The ground floor comprises a double reception room, boasting wooden flooring and a gas fire, which leads into a stylish open-plan kitchen with sleek integrated appliances, and there is also a guest loo. Patio doors provide access to the beautiful south-facing garden, where there is a non-demised garden room.



Guide price: £1,300,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: E



On the first floor there are two double bedrooms, and an elegant bathroom. The top floor is home to a spacious double bedroom with air conditioning, and there is a bright bathroom, with a full size bath and a walk-in shower.

The current owners installed a new Valliant boiler approximately one year ago, and will pass on the guarantee when they leave, and there is a Quooker boiling water tap installed under the kitchen sink.

Location

Abercrombie Street is a peaceful one-way street, located near to the beautiful Battersea Park, where you can enjoy a variety of leisure activities, such as tennis, boating, cycling and walking. The property is also close to the trendy Battersea Power Station development where you can find a range of shops, cafes and restaurants. The property is well connected by public transport, with Clapham Junction station just 0.6 miles away, where you can catch trains to Victoria, Waterloo, Gatwick Airport and many other destinations, and Battersea Park station just 0.8 miles away offering services to London Bridge and Victoria.

Alternatively, you can hop on one of the many buses that stop near the property, such as the 44, 49, 319, 344 and 345, which will take you to Victoria, The City, Sloane Square, South Kensington, Chelsea, Fulham and other areas. If you prefer a more scenic route, you can take the river bus from Battersea Pier, and enjoy the views of the Thames as you travel to Westminster, Blackfriars, Canary Wharf and more.





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Approximate Gross Internal Area
142.42 sq m / 1533 sq ft (includes eaves storage)

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 May 2024. Photographs and videos dated May 2024.

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