



Battersea Bridge Road, London SW11



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An incredibly unique one-bedroom freehold house, located just moments from the green spaces of Battersea Park.



Guide price: £800,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: D

This charming three-storey cottage, which is located in a conservation area, was formerly the caretaker's house for Connaught Mansions and has retained some of its wonderful original period features. The house has a westerly aspect so is flooded with natural light throughout. On the ground floor there is a beautiful living room with high ceilings, a feature fireplace, and the original rent collector's safe, the lower ground floor comprises an eat-in kitchen diner, a guest loo, and a small patio, and the top floor is home to a spacious double bedroom with an abundance of built in storage, and an en suite bathroom.

Battersea Bridge Road is ideally located just moments from the 200 acres of green spaces and leisure facilities in Battersea Park. When it comes to transport, there are frequent buses leaving from Battersea Bridge Road taking you into Central London, there are numerous overground trains at Clapham Junction and Battersea Park stations, and there is the recent addition of the Northern Line at Battersea Power Station underground station. There is a fantastic selection of shops, bars and restaurants just across the river on the famous Kings Road, and at the newly developed Battersea Power Station.

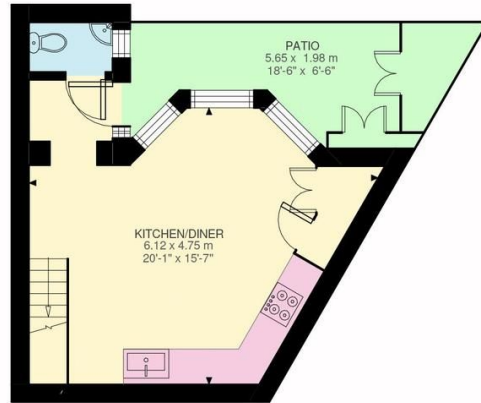


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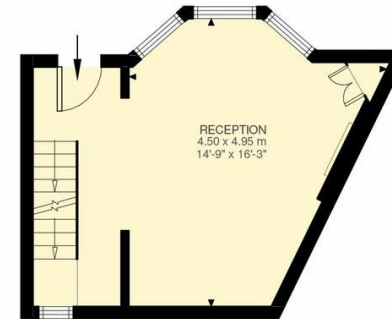
Approximate Gross Internal Floor Area
69.99 sq m / 753 sq ft
(Excluding Loft)

LOFT 12.56 sq m / 135 sq ft
Inclusive Total Area 82.55 sq m / 889 sq ft

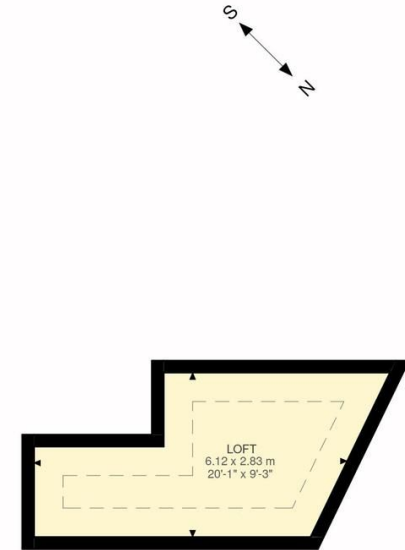
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor
230 ft²



Ground Floor
251 ft²



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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 24.06.2024. Photographs and videos dated 19.06.2024.
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