



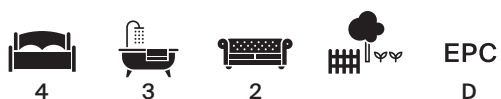
Cabul Road, Battersea **SW11**



Cabul Road

Battersea SW11

This fantastic four-bedroom Victorian house, which is located on a residential street in Battersea, offers wonderful entertaining space and potential to add value. The ground floor of the property comprises a spacious double reception room leading into a bright eat-in kitchen with doors opening out to a south-facing patio garden. On the first floor there is a large principal bedroom with a walk-in wardrobe and an ensuite bathroom, complete with a shower and a separate bathtub, and there is a further bedroom and bathroom. The top floor is home to two more double bedrooms, a shower room, and a study. The house has the added benefit of having plenty of storage space in the cellar and eaves storage.



Guide price: £1,350,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F





Cabul Road is located in a small pocket of residential streets just off Battersea Park Road, known as 'Little India'. When it comes to transport, Clapham Junction is located just 0.5 miles away and provides direct access to Waterloo, Victoria, and Gatwick Airport. Frequent buses run from Battersea Park Road taking locals into Central London. The 200 acres of green spaces in Battersea Park, and the shops and eateries at the recently developed Battersea Power Station are also close by. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a Knight Frank employee's relative.







Cabul Road, SW11

Total Area Shown on Plan
1,907 sq ft / 177.2 sq m

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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We would be delighted to tell you more

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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.

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 22/10/2024. Photographs and videos dated 22/10/2024.

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