



Simpson Street  
London, SW11

CHESTERTONS





A fantastic opportunity to acquire a substantial four/five-bedroom freehold house on a highly sought-after road, offering significant potential.

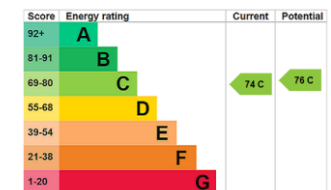
This well-positioned mid-terrace property on Simpson Street is currently arranged as two separate flats. The ground floor comprises a one-bedroom flat with a separate kitchen/dining room and direct access to a private garden. The garden can also be shared with the upper flat and is accessible via an external spiral staircase. The first and second floors form a spacious three-bedroom flat, complete with a separate kitchen, reception room, and bathroom.

Extending to over 1,440 sq ft of internal living space, the property is offered on a single freehold title. It presents an excellent opportunity to be reconfigured into a generous family home, particularly given its proximity to the highly regarded Thomas's Battersea. Alternatively, it could be retained in its current layout as two units for investment purposes.

Ideally located, Simpson Street is approximately a 12-minute walk (0.5 miles) from Clapham Junction station, providing excellent transport links. The vibrant amenities of Battersea Square are just over a 5-minute walk away, with popular spots such as Gail's Bakery nearby. For outdoor space, the 200 acres of Battersea Park are just 0.6 miles from the property.

- Five bed house
- Freehold
- Two flats as investment opportunity
- Garden
- Great location
- Chain free

Guide Price £1,100,000



**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

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# Simpson Street, SW11



**Approx Gross Internal Area 1441 Sq Ft - 133.87 Sq M**

Includes Limited Use Area - 29 Sq Ft  
 Drawn in Accordance with IPMS 2: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 54440



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