



Elspeth Road  
London, SW11

CHESTERTONS





A well-presented three double bedroom, split level conversion flat arranged over the first and second floors and located moments from Clapham Common.

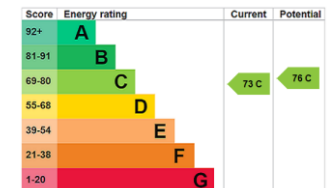
The property has been tastefully decorated throughout and benefits from a spacious reception room, separate fully fitted eat in kitchen, three good sized double bedrooms, modern bathroom and additional W/C.

There is huge eaves storage and potential to extend subject to planning and permission.

The property is situated on Elspeth Road and moments from the green open spaces of Clapham Common and within easy reach of Clapham Junction station which provides excellent transport links into Central London and The City. The many shops, bars and cafes of Lavender Hill, Battersea Rise and Northcote Road can also be found close by.

- Reception Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- W/C

Offers in excess of  
£650,000



**Tenure:** Share of Freehold 998 years 9 months  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Wandsworth  
**Council Tax Band:** C

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**Elsbeth Road, SW11**

Approximate Gross Internal Area  
**90.89 SQ.M / 978 SQ.FT**  
 (EXCLUDING EAVES STORAGE)  
 EAVES STORAGE 21.65 SQ.M / 233 SQ.FT  
 INCLUSIVE TOTAL AREA 112.54 SQ.M / 1211 SQ.FT

KEY: CH = Ceiling Height  
 Restricted Head Height

Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

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