



**Ingelow Road, London SW8 3PE**

**welcome to**  
**Ingelow Road, London**

Conveniently positioned on a charming, tree-lined street within the highly regarded Diamond Conservation Area, this characterful and well-balanced three-double-bedroom period house for sale.

Extending to over 1,150 square feet, the property provides bright, well-proportioned living and entertaining space complemented by a smart, contemporary interior. The ground floor features a bay-fronted double reception room with excellent ceiling heights, together with a generous kitchen/dining area set within the deep rear addition. Upstairs, the first floor comprises a large bay-fronted principal bedroom, two further double bedrooms and a well-appointed family bathroom. A pretty, low-maintenance patio garden completes the accommodation.

There remains clear scope to add significant value by extending into the side return and up into the loft (STPP).

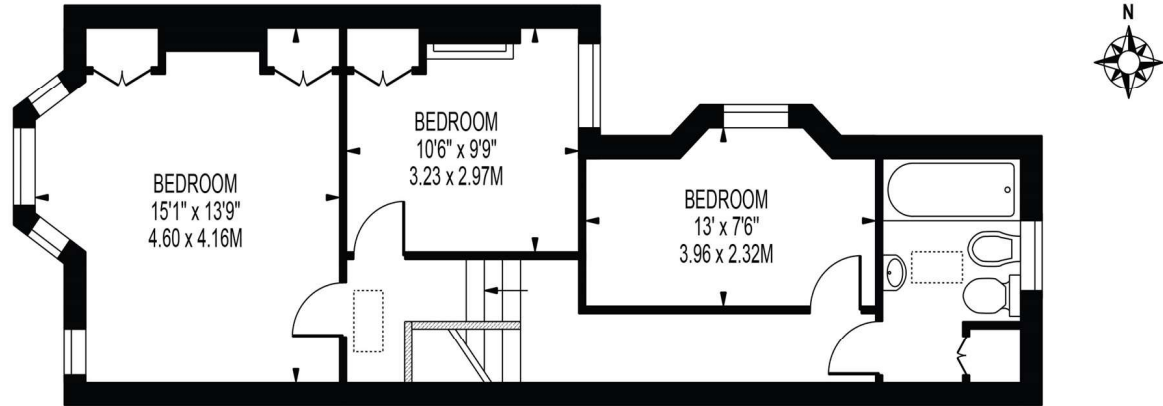
Ingelow Road sits almost equidistant between Clapham Common and Battersea Park, placing an exceptional array of local amenities within easy reach—from Battersea Power Station and the vibrant Clapham Old Town to the boutiques and eateries of Northcote Road.

Excellent transport connections include Queenstown Road Station (National Rail) and Clapham Common Underground (Northern Line), both offering swift access

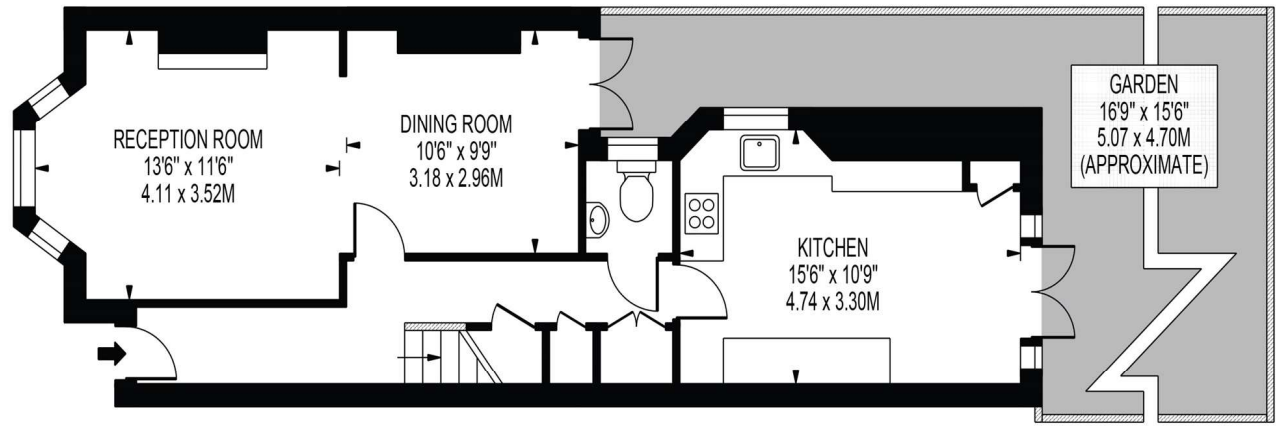


# INGELOW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1086 SQ FT - 100.91 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Ingelow Road, London

- Extending over 1,150 square feet
- Bay-fronted double reception room
- Excellent transport connections
- Diamond Conservation Area location
- High ceilings

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

**£1,075,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM108315](https://barnardmarcus.co.uk/Property/CPM108315)



Property Ref:  
CPM108315 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 7720 5932**



[Clapham@barnardmarcus.co.uk](mailto:Clapham@barnardmarcus.co.uk)



85 Rectory Grove, Clapham, LONDON, SW4 0DR



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)