



Cabul Road  
Battersea, SW11

CHESTERTONS





Chestertons take great pleasure introducing to the market a three-bedroom, two-bathroom Victorian conversion with generous entertaining space and a south facing garden, located within moments of Battersea Park and Clapham Junction.

The well-balanced accommodation of 938 Sq Ft is arranged over two floors and presented in good order throughout.

To the front of the ground floor is a bay-fronted double bedroom with feature fireplace and wooden flooring, a modern shower suite and to the middle bedroom three with doors to a small courtyard and is currently used as an office. To the rear is a good sized open-plan reception space with modern wall and base units, ample space to dine and relax and floor to ceiling sliding doors flooding the room with light and leading to the private enclosed south facing rear garden.

Arranged over the first floor is a further double bedroom and three piece family bathroom suite, while there is a cellar accessed from the hallway on the ground floor.

The property is ideally located within a ten minute walk of the amenities and Mainline station at Clapham Junction. It is also just moments away from the vibrant and bustling cafes in Battersea Square.

- Bright and Spacious
- Generous open-plan entertaining space
- Private south facing rear garden
- Three double bedrooms
- Two Bathrooms

### £3,350 pcm

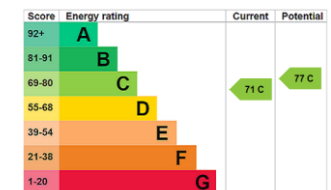
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



**Minimum Term:** 24 months  
**Deposit Required:** £3,865.38  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D  
**EPC Rating:** C  
**Furnished**

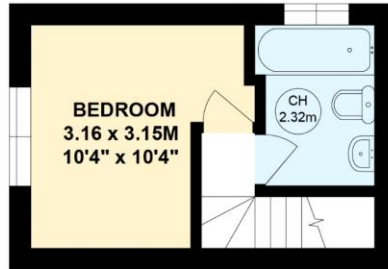
### Chestertons Battersea Park & Nine Elms Lettings

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# Cabul Road, SW11

Approximate gross internal area  
78.23 sq m / 842 sq ft

Key :  
CH - Ceiling Height



First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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