



## Inworth Street, SW11

£675,000 Freehold

875 sq ft (81 m<sup>2</sup>) • 3 bedrooms • large bathroom • bright reception room • eat-in kitchen • EPC: D



Douglas  
& Gordon



We are delighted to offer this well-presented three bedroom upper maisonette in this Victorian terraced house. The accommodation is well arranged comprises a well appointed eat-in kitchen, a double bedroom and a bright west-facing reception on the first floor. On the second floor there is a large double bedroom and a further bedroom which could be used as a study. The bedrooms are served by a large bathroom with a separate shower. The flat is offered to the market chain free.

Inworth Street runs north off Battersea Park Road with its numerous bars, shops and restaurants. Clapham Junction is the closest train station and there are numerous bus routes that run over Battersea Bridge Road providing access north of the river. Battersea Park with its 200 acres of recreational space is close at hand.

3 bedrooms  
large bathroom  
bright reception room  
eat-in kitchen  
EPC: D



Approximate gross floor area:  
 875 sq ft (81 m<sup>2</sup>)  
 Includes Cellar or Storage  
 Space where applicable

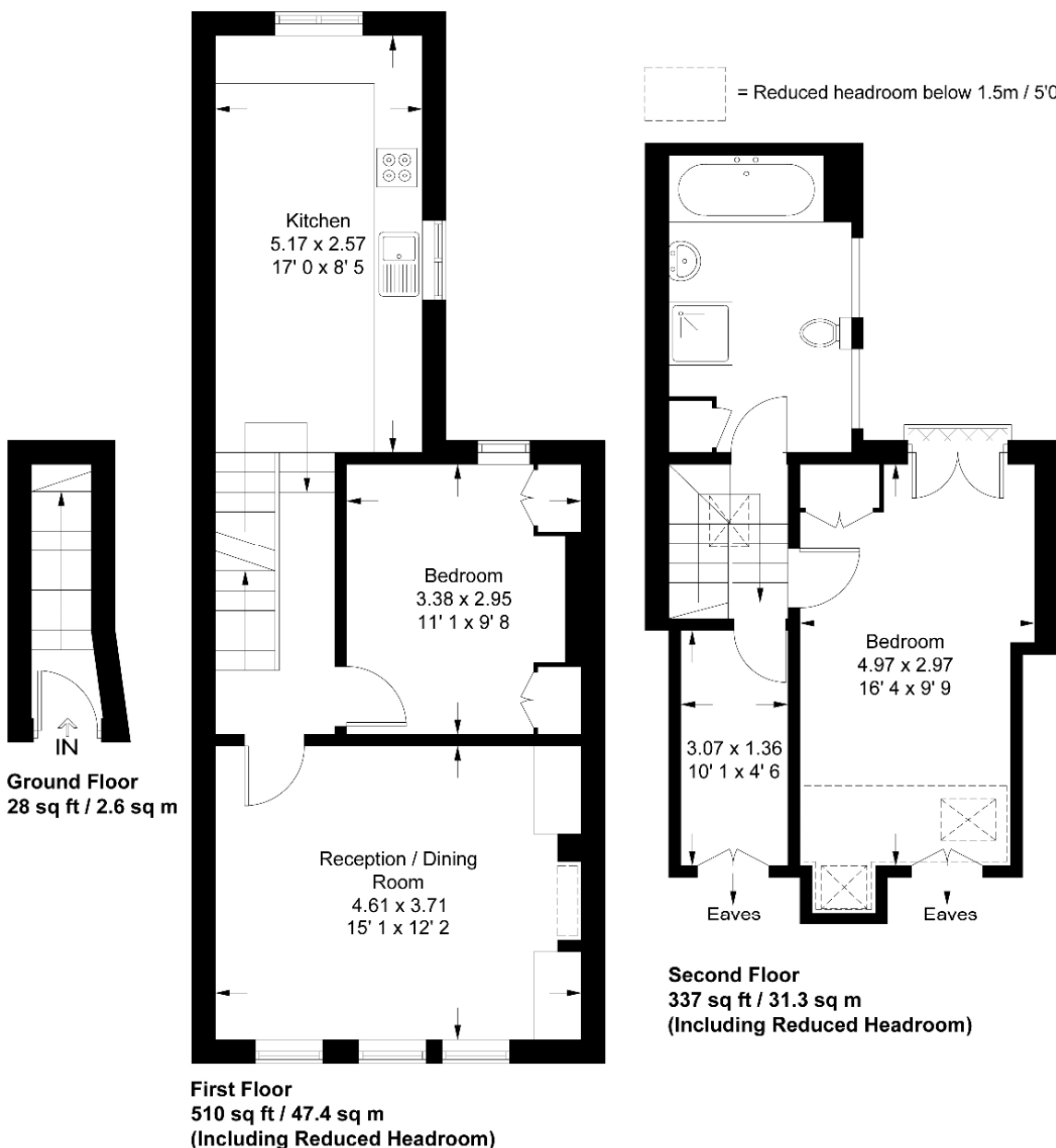
FOR ILLUSTRATIVE PURPOSES ONLY.  
 NOT TO SCALE.

As defined by RICS code of  
 measuring practice

This floorplan is representative and for  
 illustrative purposes only. The measurements  
 provided are approximate only and not to  
 scale. They should not be relied upon by any  
 party. Prospective purchasers or tenants are  
 advised to carry out their own survey if they  
 require reliable measurements. No  
 responsibility is taken for any error, omission,  
 misstatement or use of data shown.  
 Details Prepared: 21 February 2024

### Inworth Street

Approximate Gross Internal Area = 842 sq ft / 78.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 33 sq ft / 3.1 sq m  
 Total = 875 sq ft / 81.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Good to know

Nearby station: Clapham Junction  
 910m (11 mins) (Line of sight)  
 Gross floor area: 875 sq ft (81 m<sup>2</sup>)  
 Local authority: Wandsworth  
 Council tax band: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(17-5) <b>A</b>			
(81-91) <b>B</b>			
(89-100) <b>C</b>			77
(13-68) <b>D</b>	59		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

## Battersea Park Office

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rightmove 