



Aliwal Road, SW11

£575,000 Share of Freehold

706 sq ft (66 m²) • Double Bedroom • Bathroom • Reception room • Kitchen/breakfast room • Cellar • Patio garden • EPC: D



Douglas
& Gordon



Exquisitely presented with meticulous attention to detail throughout, this one bedroom flat occupies the ground floor of this mid terrace Victorian property and has the benefit of a pretty patio garden. Located on this quiet street to the west of St Johns Road, this flat is ideally positioned for very quick and easy access to the numerous transport links at Clapham Junction, and the shops bars and restaurants on Battersea Rise, Northcote Road and St Johns Road. This flat has undergone extensive refurbishment and subsequently offers stylish, contemporary living with a fabulous balance of living and entertaining space.

The flat comprises a reception room to the front complete with reinstated plaster coving and ceiling rose, a grand square bay housing three large sash windows, wooden flooring throughout, a marble fire surround and fireplace and useful built in cupboards and shelving. The double bedroom has large built in wardrobes and the large window overlooks the side return. The family bathroom is newly fitted with a wonderful walk in shower and in built storage. The fitted kitchen/breakfast room is peacefully located at the rear of the flat, and offers exceptional space, with double doors leading out to a tiled patio garden. Useful storage can be found in the cellar.

- Double Bedroom
- Bathroom
- Reception room
- Kitchen/breakfast room

Approximate gross floor area:
706 sq ft (66 m²)
Includes Cellar or Storage
Space where applicable

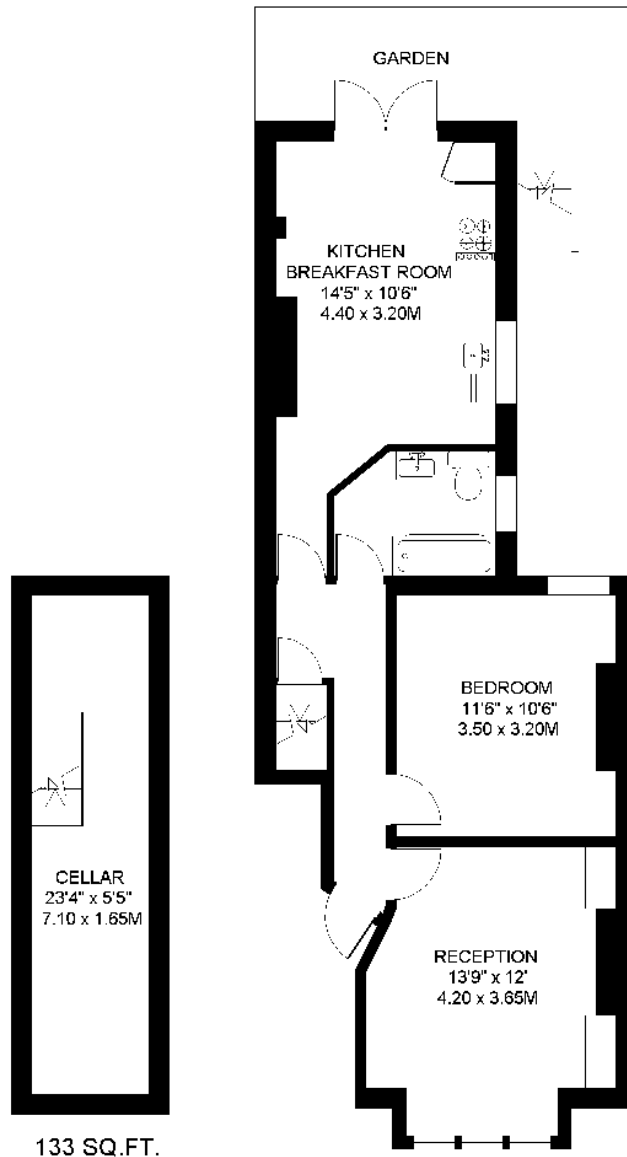
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NOT TO SCALE.

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: 11 December 2023

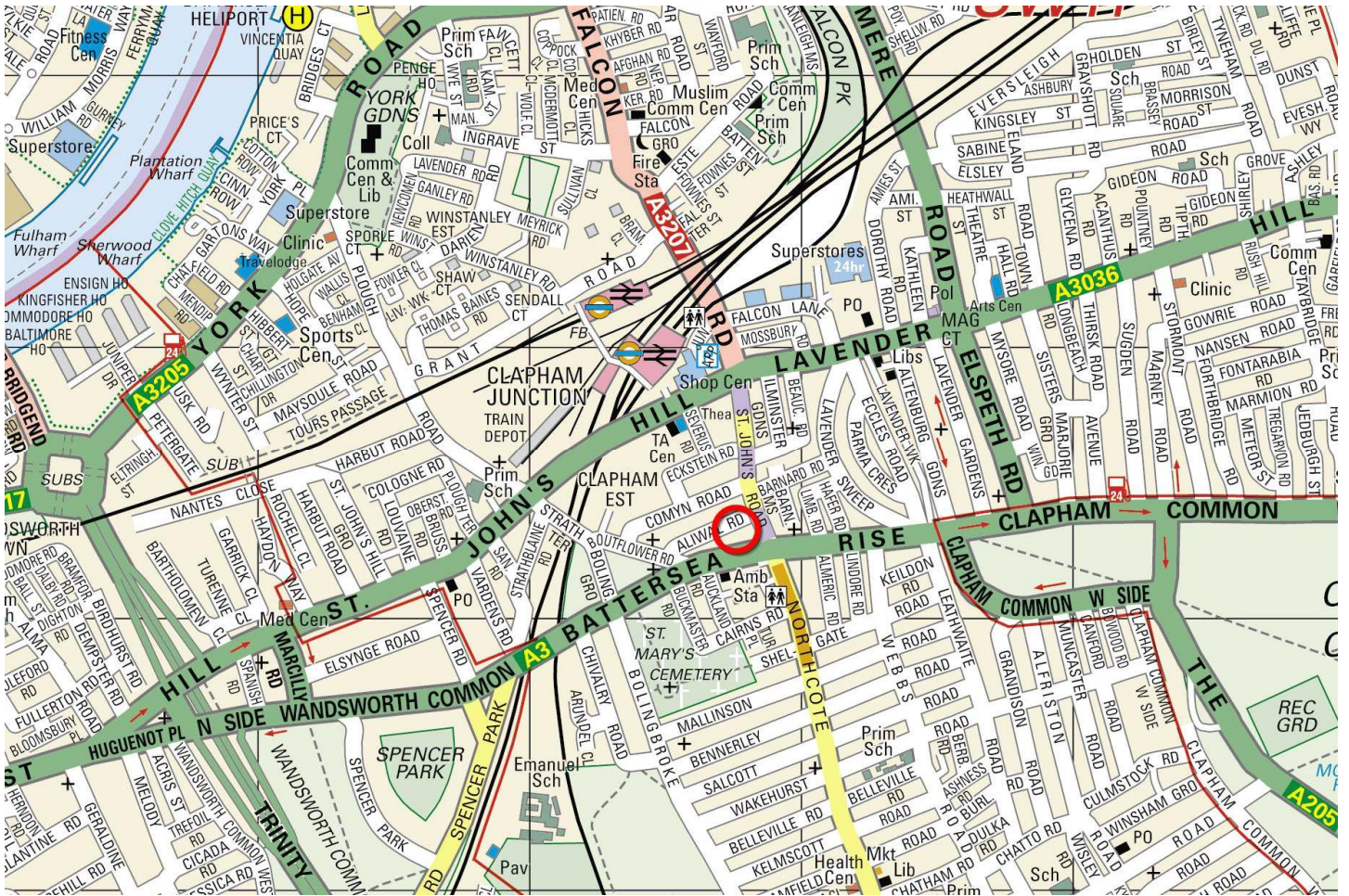
ALIWAL ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
701 SQ.FT / 65.1 SQ.M.



133 SQ.FT.

GROUND FLOOR 568 SQ.FT.



Good to know

Nearby station: Clapham Junction
 470m (5 mins) (Line of sight)
 Gross floor area: 706 sq ft (66 m²)
 Local authority: Wandsworth
 Council tax band: C



* 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.

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