



## Aliwal Road, SW11

£750,000 Share of Freehold

846 sq ft (79 m<sup>2</sup>) • Two double bedrooms • Two bathrooms •  
Stunning reception room • Kitchen/breakfast room • Period  
features • Excellent transport links • EPC: C



Douglas  
& Gordon



This extremely light and airy flat boasts 846 sq. ft. of living and entertaining space and occupies the first and second floors of this attractive mid terrace Victorian property. The property oozes charm and has retained many period features and is well presented throughout. Accommodation wise, the flat comprises a wonderfully bright reception room with space for both living and dining and is complete with feature fireplace and inbuilt storage. The kitchen is both spacious and modern and has a good range of wall and base units. Peacefully located on the top floor are two good sized double bedrooms and two bathrooms. The principle bathroom has a bath and separate walk in shower with the second bathroom featuring shower over bath. Both bedrooms are spacious doubles with the master benefitting from a Juliette balcony, wooden flooring and generous built in wardrobes.

Aliwal Road is located within a stone's throw to the vast array of shops, bars, cafés and restaurants on Battersea Rise and the fashionable Northcote Road. Close by are the wide and green open spaces of Wandsworth & Clapham Common with fantastic transport links from Clapham Junction to London Waterloo, London Victoria, Gatwick Airport and beyond.

Two double bedrooms  
 Two bathrooms  
 Stunning reception room  
 kitchen/breakfast room

Approximate gross floor area:  
 846 sq ft (79 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

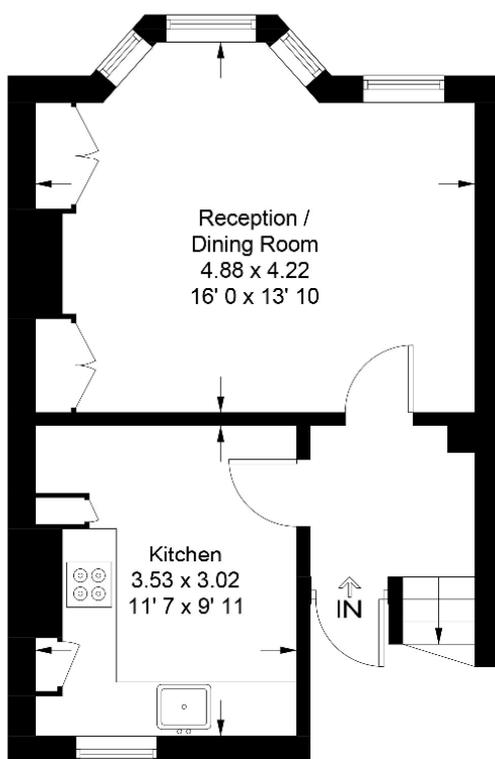
This floorplan is representative and for  
 illustrative purposes only. The measurements  
 provided are approximate only and not to  
 scale. They should not be relied upon by any  
 party. Prospective purchasers or tenants are  
 advised to carry out their own survey if they  
 require reliable measurements. No  
 responsibility is taken for any error, omission,  
 misstatement or use of data shown.  
 Details Prepared: 22 February 2024

## Aliwal Road

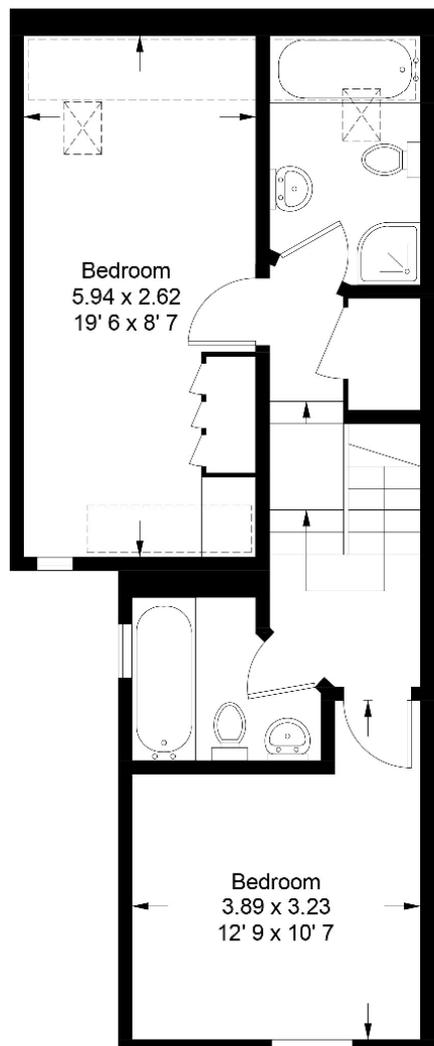
Approximate Gross Internal Area = 803 sq ft / 74.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 43 sq ft / 4 sq m  
 Total = 846 sq ft / 78.6 sq m



 = Reduced headroom below 1.5m / 5'0



**First Floor**  
 368 sq ft / 34.2 sq m



**Second Floor**  
 478 sq ft / 44.4 sq m  
 (Including Reduced Headroom)

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  
 450m (5 mins) (Line of sight)  
 Gross floor area: 846 sq ft (79 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>		74	78
(33-60) <b>D</b>			
(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.

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