



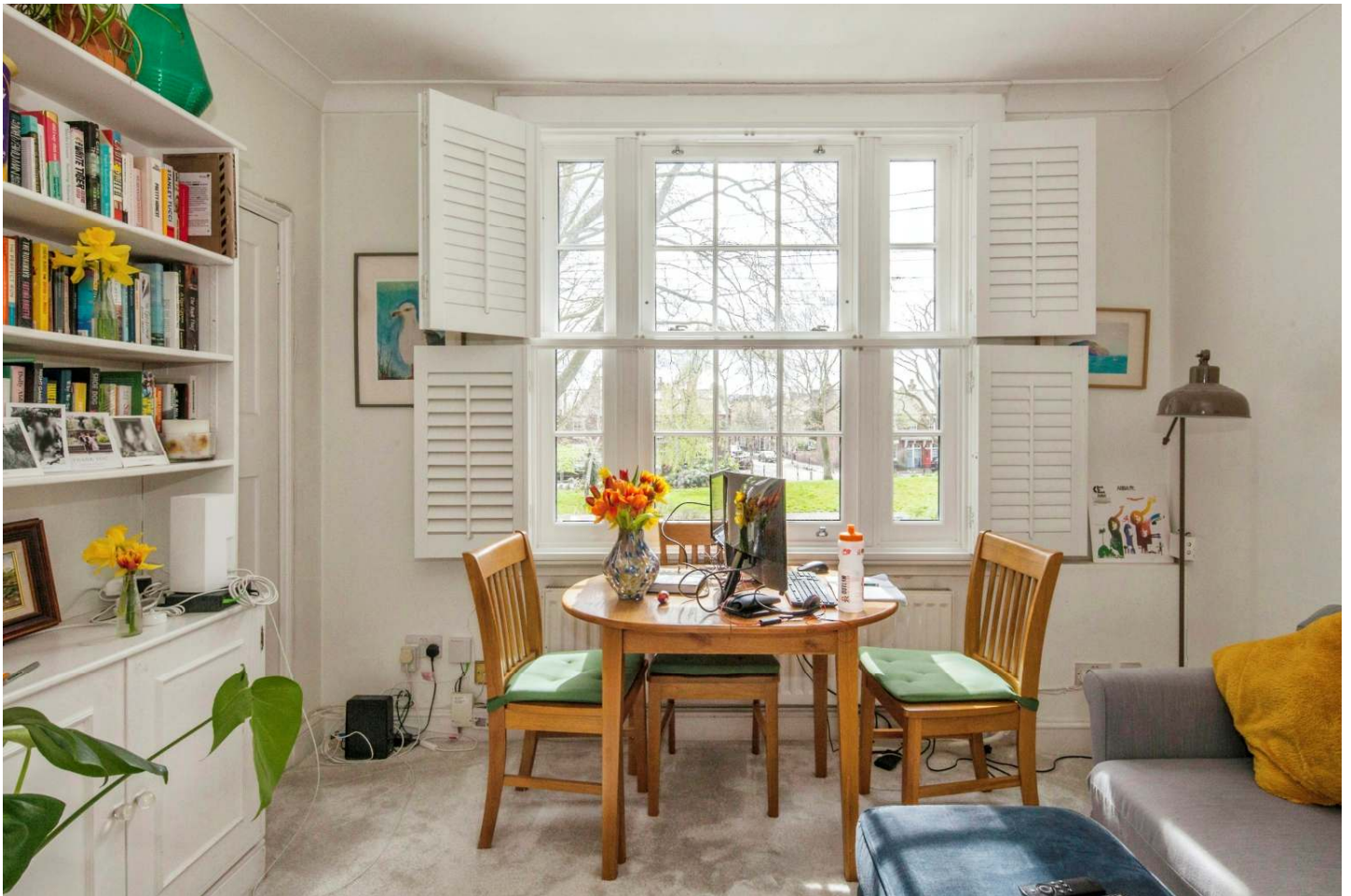
Reform Street, SW11

£575,000 Leasehold

547 sq ft (51 m²) • 2 beds • garden • close to Battersea Park • chain free • EPC:C



Douglas
& Gordon



Situated in the heart of the popular Latchmere conservation area is this charming and characterful Victorian purpose built maisonette.

This well presented property consists of two good sized double bedrooms with both featuring in built wardrobes. The lovely and bright reception room offers a wonderful green outlook over the Latchmere Recreation Ground and features wooden shutters and in built storage. The kitchen is separate with a good range of built in units and offers access to the private garden. Further benefits to the property include loft storage and new double glazing.

Reform Street is a quiet tree lined street moments from Battersea Park with its 200 acres of open space and recreational facilities. Shops, bars and restaurants can be found just a stones throw away on Battersea Park Road as well as the ever popular Battersea Power Station. Rail networks can be found at Clapham Junction, Queenstown Road and Battersea Park Station whilst there are excellent local bus links into the City, Victoria, South Kensington and Sloane Square.

- 2 beds
- garden
- close to Battersea Park
- chain free
- EPC:C

Approximate gross floor area:

547 sq ft (51 m²)

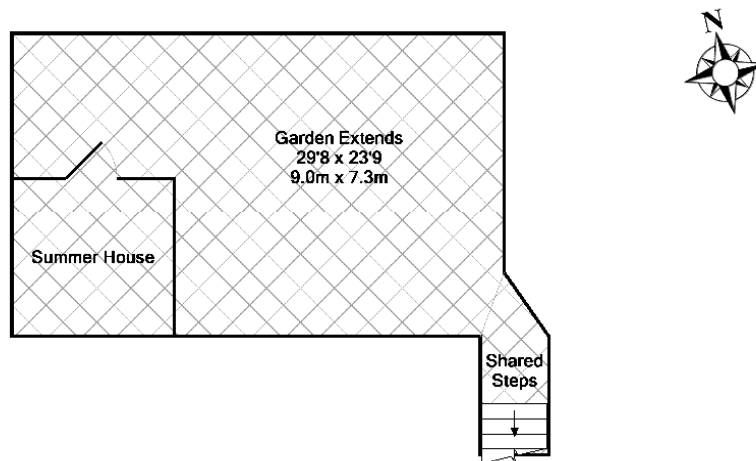
Includes Cellar or Storage

Space where applicable

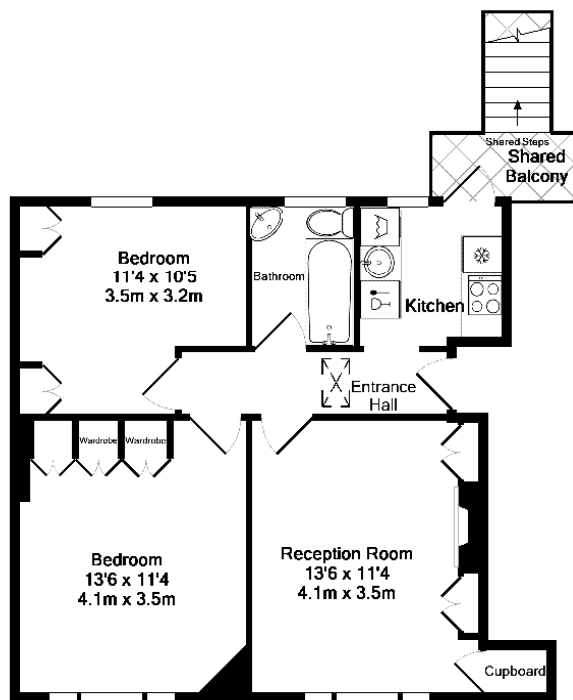
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

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: 4 April 2024



Ground Floor
Approx. Floor
Area 0 Sq.Ft.
(0.0 Sq.M.)



1st Floor
Approx. Floor
Area 547 Sq.Ft.
(50.8 Sq.M.)

SW11 Date Prepared: 08.11.12
Total Approx. Floor Area 547 Sq.Ft. (50.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Good to know

Nearby station: Clapham Junction
 1020m (12 mins) (Line of sight)
 Gross floor area: 547 sq ft (51 m²)
 Local authority: Wandsworth
 Council tax band: D

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| 572-100 | A | | |
| 91-101 | B | | |
| 69-80 | C | 70 | 76 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| <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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