



## Strathblaine Road, SW11

£900,000 Share of Freehold

951 sq ft (88 m<sup>2</sup>) • 2 double bedrooms • family bathroom • en-suite shower room • communal garden • EPC: D



Douglas  
& Gordon



A charming top floor maisonette located just off St. John's Hill with a communal garden

If you're rushing in from the cold, wind and rain this homely flat will instantly give you a feeling of calm. Cosy yet with well proportioned rooms this flat is perfect to hunker down in during the winter but with windows a plenty allowing in lots of light is also fantastic in the summer months. The reception is a lovely size with a double sash window, a wooden floor and period fireplace, plus room for a dining table for those for whom entertaining is their thing. Just off the reception is the a very well stocked shaker style kitchen with a generous amount of work surface.

Moving through the flat you are drawn into the 19' 9" x 9' bedroom with its three windows and built-in wardrobe, a sight to behold for those who have been used to those 10' x 10' London rooms. The family bathroom and two storage cupboards are also on this level.

Venturing up the staircase, which gives the hallway a feeling of space and the flat an impactful entrance, the top landing has three windows and a space for a work station, either side of which there are to further principle rooms. The second double bedroom in the loft space is characterful with it's sloping ceilings but at 11' 8" x 15' 7" is an excellent space, has a built-in wardrobe and ample room for further storage. Back over the landing the simply stunning shower/wet-room awaits you with travertine marble and a gorgeous sink and vanity unit.

Approximate gross floor area:  
 951 sq ft (88 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: 31 January 2022

## Strathblaine Road, Battersea, SW11

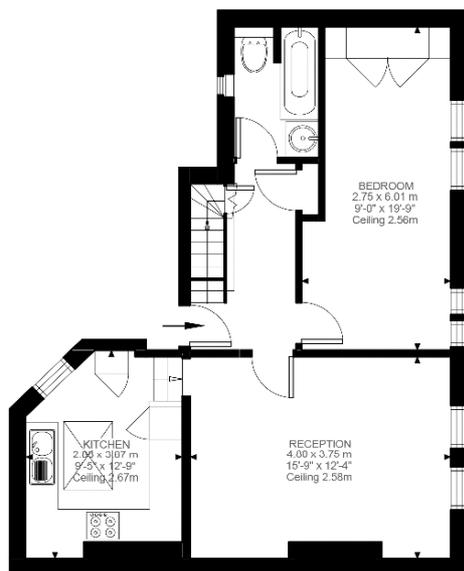
APPROXIMATE GROSS INTERNAL (LIVING) AREA

**88.38 SQ.M / 951 SQ.FT**

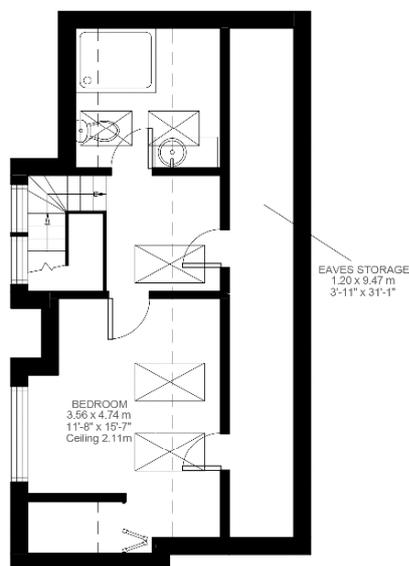
(EXCLUDING EAVES STORAGE)

EAVES STORAGE 12.75 SQ.M / 137 SQ.FT

INCLUSIVE TOTAL AREA 101.13 SQ.M / 1089 SQ.FT



SECOND FLOOR  
 611 SQ.FT / 56.73 SQ.M

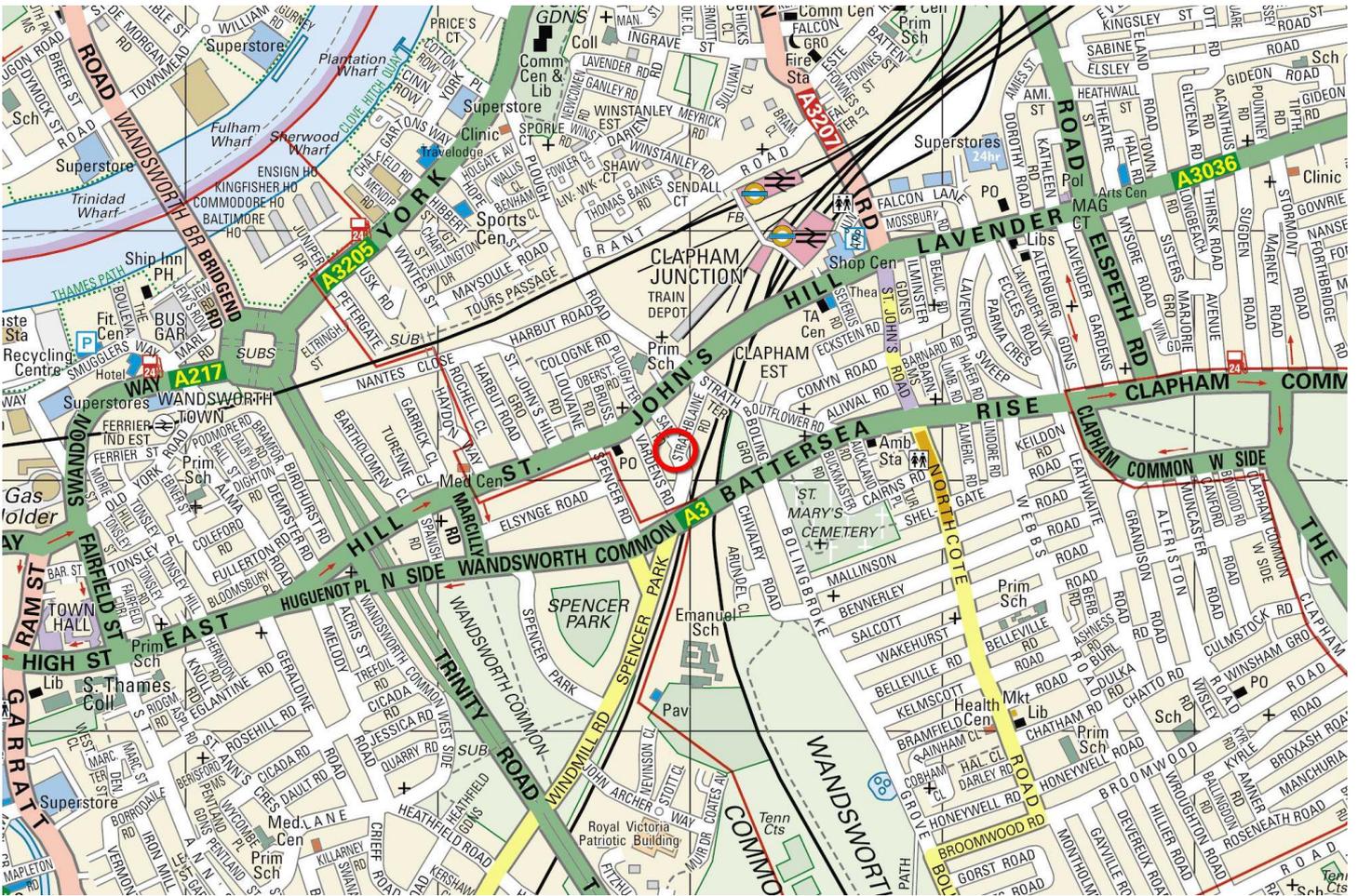


THIRD FLOOR  
 341 SQ.FT / 31.65 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



## Good to know

Nearby station: Clapham Junction  
 560m (7 mins) (Line of sight)  
 Gross floor area: 951 sq ft (88 m<sup>2</sup>)  
 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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