



Este Road, SW11

£600,000 Leasehold

1103 sq ft (102 m²) • 4 bedrooms • 2 bathrooms • 3 balconies •
large eat-in kitchen • excellent transport links • EPC:C



Douglas
& Gordon



A spacious, bright and well-presented split level four bedroom flat with three private balconies, situated in this popular area close to many amenities.

Offering versatile accommodation, this lovely property comprises a good-sized reception, large well equipped kitchen offering space to dine and separate WC. There are four generous bedrooms and two modern bathrooms whilst the flat further benefits from excellent storage. Given its size and location, this property would make a fantastic rental investment or family home.

Este Road is close to Clapham Junction station with services to Victoria, Waterloo and Gatwick, London Overground is also available. There is a selection of local shops and supermarkets close by with Northcote Road and Battersea Square also within walking distance.

- 4 bedrooms
- 2 bathrooms
- 3 balconies
- large eat-in kitchen
- excellent transport links
- EPC:C

Approximate gross floor area:
 1103 sq ft (102 m²)
 Includes Cellar or Storage
 Space where applicable

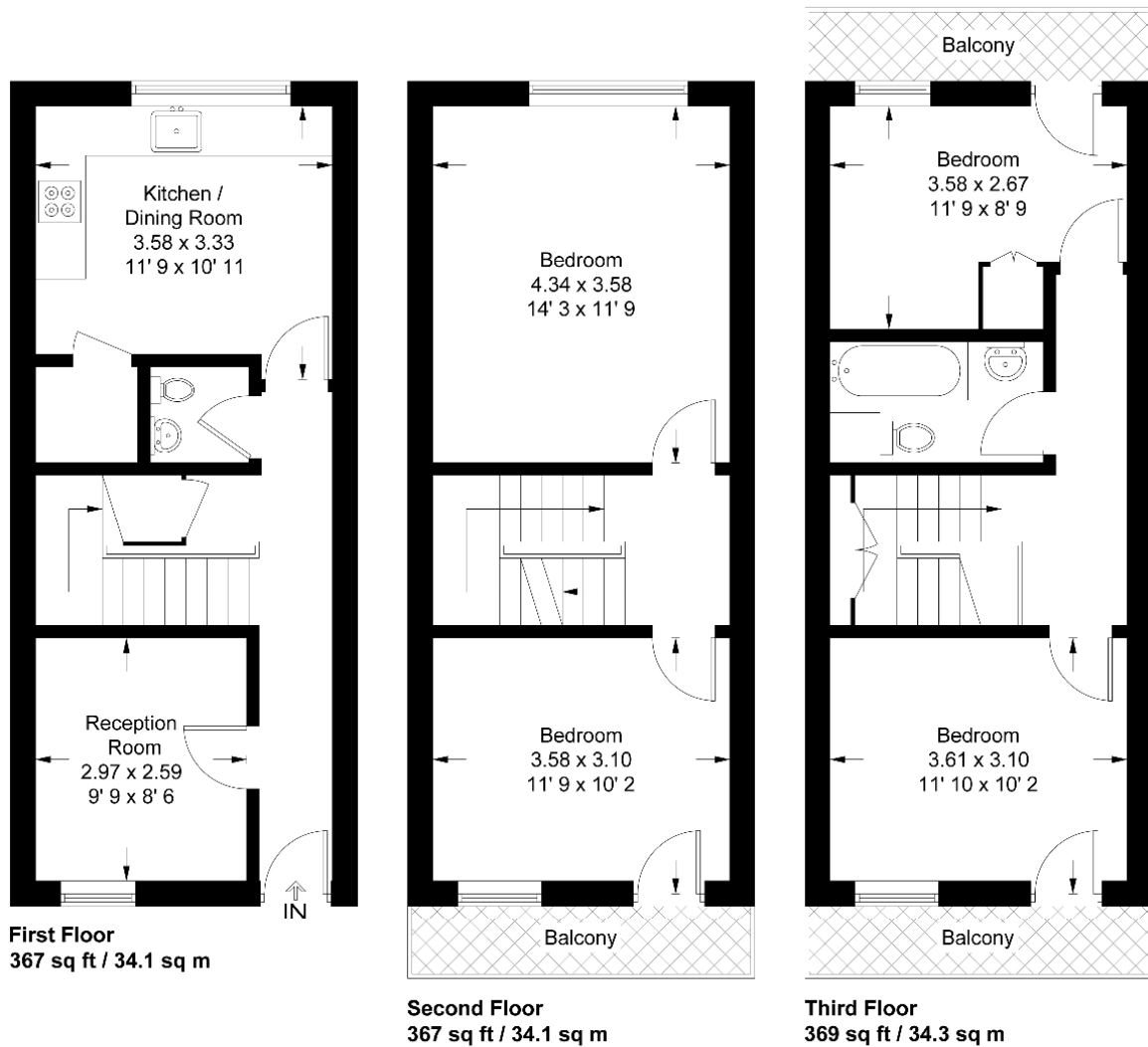
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 NOT TO SCALE.

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: 10 November 2023

Este Road

Approximate Gross Internal Area = 1103 sq ft / 102.5 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
 280m (3 mins) (Line of sight)
 Gross floor area: 1103 sq ft (102 m²)
 Local authority: Wandsworth
 Council tax band: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C	73	80
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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