



## Tyneham Road, SW11

£900,000 Freehold

789 sq ft (73 m<sup>2</sup>) • Two Beds • Garden • Planning permission for loft conversion • Double Reception Room • EPC:D



Douglas  
& Gordon



A fantastic opportunity to purchase this exceptional two bedroom cottage in the ever popular Shaftesbury Estate. The accommodation offers excellent and versatile entertaining space, comprising of a double reception room complete with log burner, wooden shutters and in built storage. The stunning and extended kitchen/breakfast room leads directly out onto the beautiful garden giving the ground floor a wonderful feeling of light and space. Upstairs are two double bedrooms with the master featuring an original fireplace and in built wardrobes. These are served by a contemporary family bathroom whilst downstairs there is a separate WC. There is a great opportunity to do a loft conversion and create a further bedroom with planning permission already granted for this.



Tyneham Road is conveniently located in the Shaftesbury Estate, just to the north of Lavender Hill with its shops, bars, and restaurants. The green open space of Battersea Park with its 200 acres of recreational space is also close by as is Clapham Common. Local transport links in the area are plentiful with a number of local bus routes providing access into Central London whilst Clapham Junction mainline station provides regular services to Victoria, Waterloo and further afield. The regeneration of Battersea Power Station and Nine Elms are moments away with Circus Village West offering an abundance of restaurants, bars and cinema.

Two Beds

Garden

Planning permission for loft conversion

Approximate gross floor area:  
789 sq ft (73 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

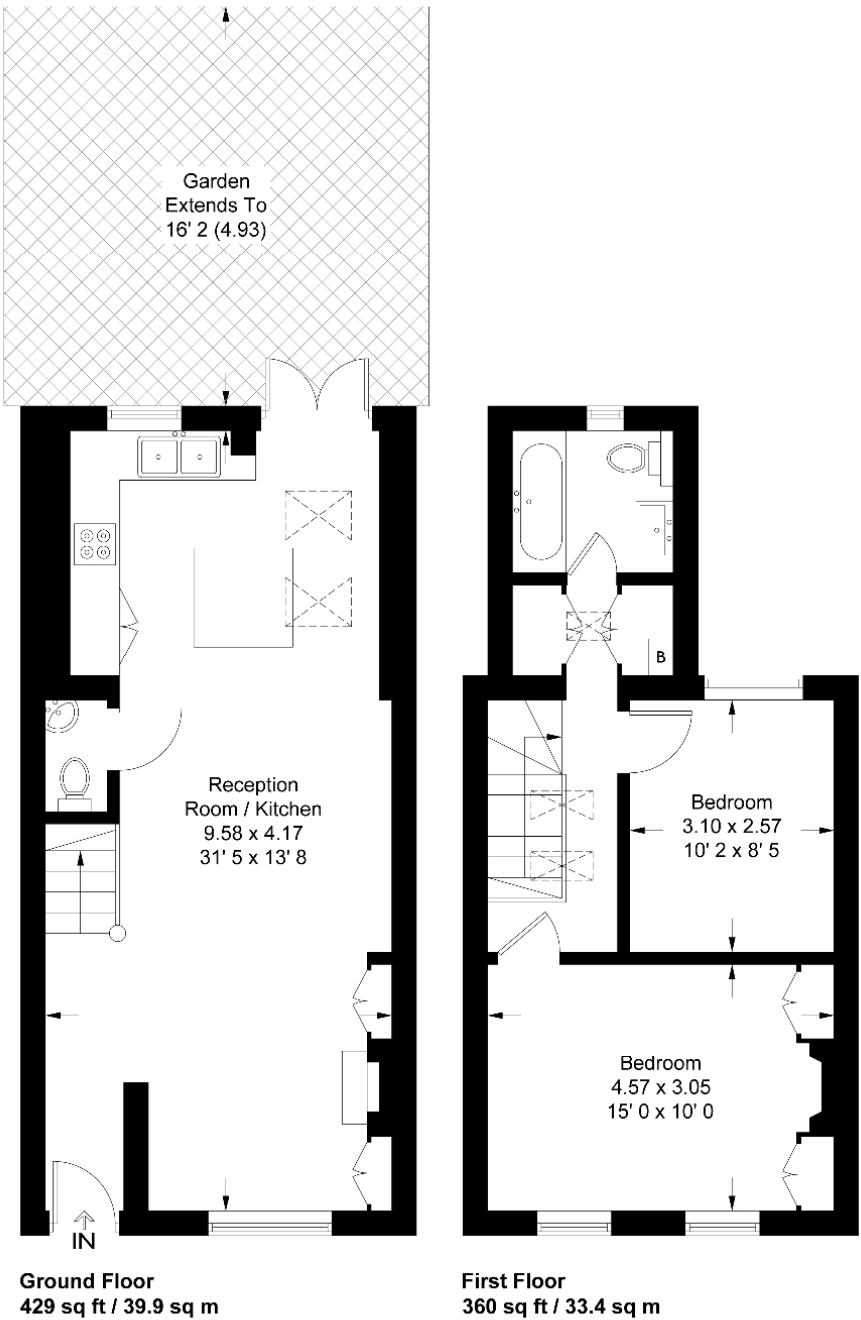
FOR ILLUSTRATIVE PURPOSES ONLY.  
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As defined by RICS code of  
measuring practice

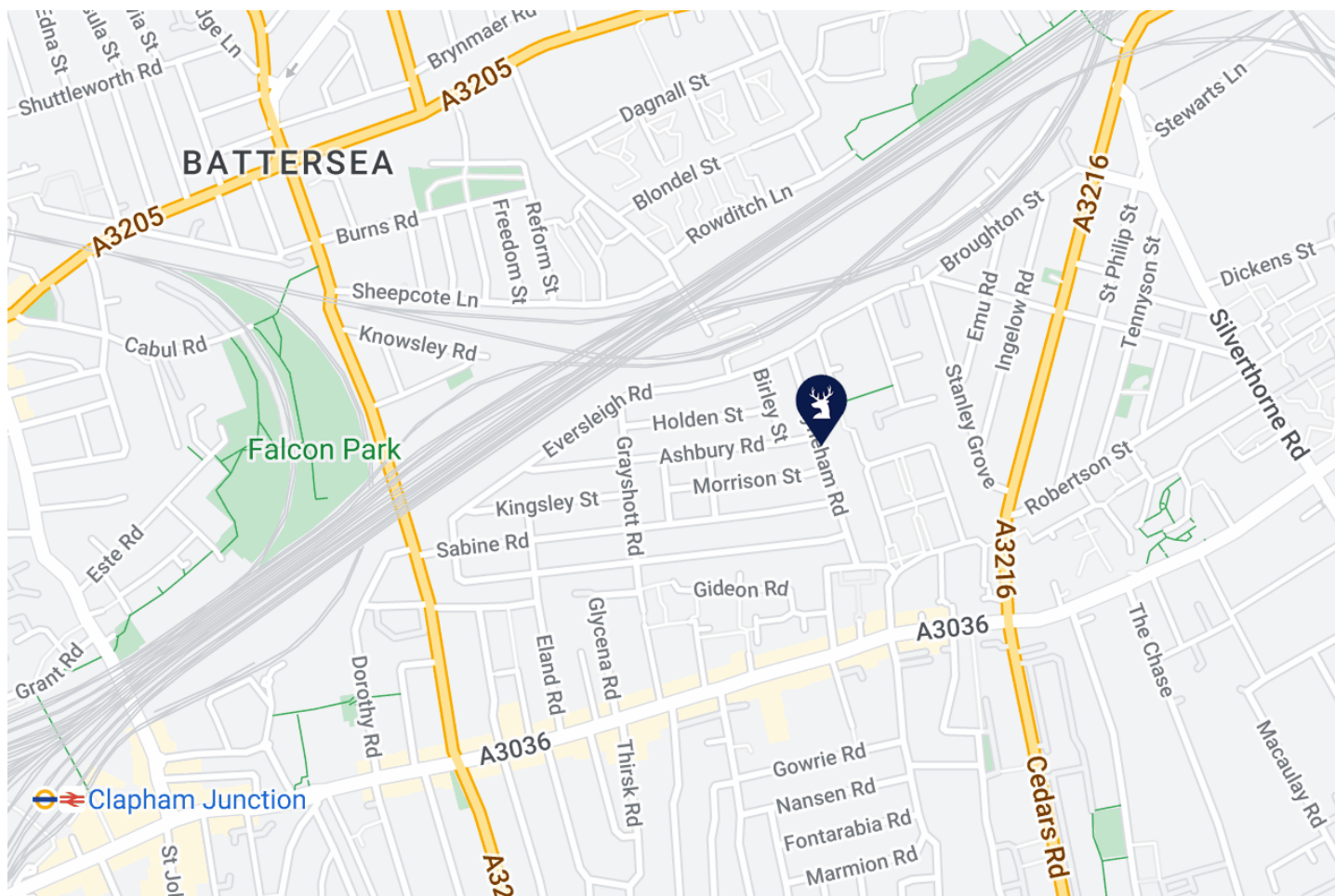
This floorplan is representative and for  
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advised to carry out their own survey if they  
require reliable measurements. No  
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misstatement or use of data shown.  
Details Prepared: 1 July 2024

## Tyneham Road

Approximate Gross Internal Area = 789 sq ft / 73.3 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

1270m (15 mins) (Line of sight)

Gross floor area: 789 sq ft (73 m<sup>2</sup>)

Local authority: Wandsworth

Council tax band: E



\* 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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**Douglas  
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