

Burland Road
Between the Commons
SW11

FOR SALE

Before long, un-extended "natural 3 bed" houses Between the Commons will be extinct so best to grab this very well-proportioned Victorian example with both hands. Positioned in the usual catchment area for both highly-rated state primary schools (Honeywell and Belleville), and in perfectly liveable condition, it would benefit from updating throughout and has huge potential to extend in all directions (STPP). It retains all of its charming original features and is positioned on a pretty tree-lined street off the fashionable Northcote Road, close to both Wandsworth and Clapham Commons and good transport links.

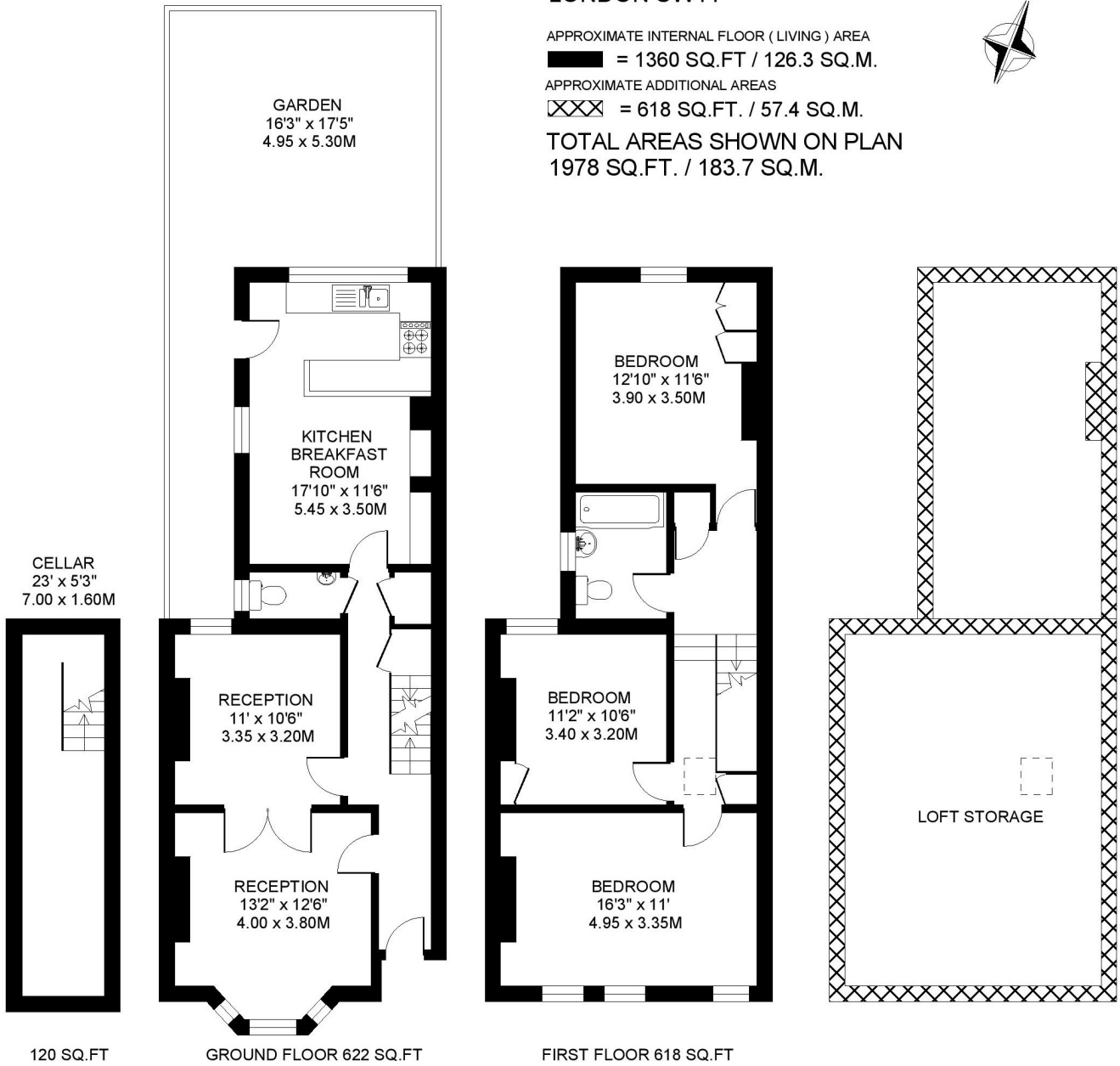
**BURLAND ROAD
BATTERSEA
LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■■■■ = 1360 SQ.FT / 126.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 618 SQ.FT. / 57.4 SQ.M.

**TOTAL AREAS SHOWN ON PLAN
 1978 SQ.FT. / 183.7 SQ.M.**

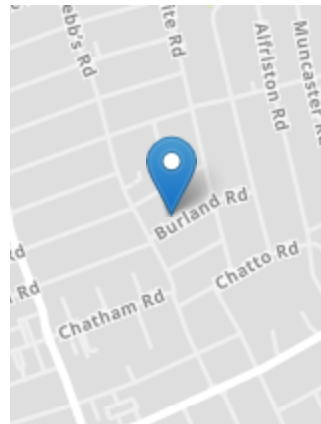


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PROPERTY FEATURES

- Cellar
- Chain Free
- Paved Garden
- Cloakroom / WC
- 2 Unconverted Lofts
- Kitchen / Breakfast Room
- Potential for Side Extension
- Bathroom / WC
- 3 Double Bedrooms
- Double Reception Room
- 1360 SQ.FT/126.3 SQ.M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		68	87

England, Scotland & Wales
EU Directive 2002/91/EC

VIEWING BY APPOINTMENT ONLY

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