

# Truuli



## Wye Street, London, SW11

£800,000 Freehold

- Four double bedrooms
- Close to York Gardens
- Easy access of Clapham Junction Station
- Conveniently located for Fulham and Chelsea
- Spread over three floors
- Spacious kitchen/breakfast room

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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# Wye Street, London, SW11

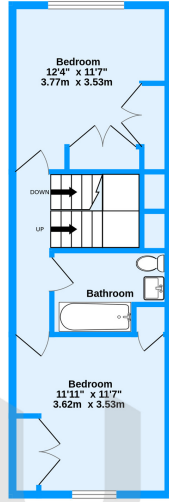
£800,000 Freehold

\*\*\* Guide price £800,000 - £850,000 \*\*\* A lovely family home, situated on Wye Street in Battersea. The property benefits from having four double bedrooms and a modern family bathroom.

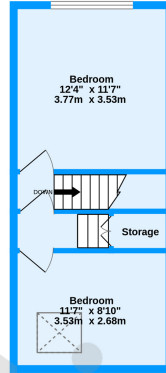
Ground Floor  
555 sq.ft. (51.6 sq.m.) approx.



1st Floor  
421 sq.ft. (39.1 sq.m.) approx.



2nd Floor  
313 sq.ft. (29.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1289 sq.ft. (119.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

