

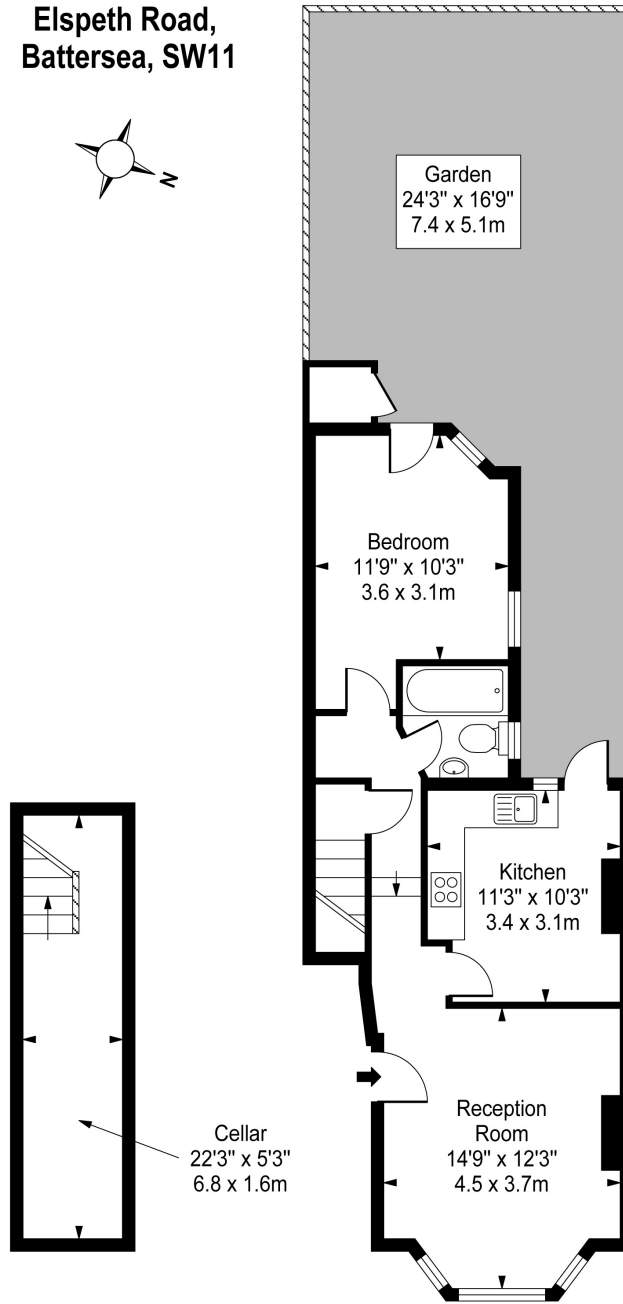


Elsbeth Road
Clapham Common SW11

FOR SALE

This well-proportioned and conveniently-located, ground-floor flat with west-facing garden is one of two flats in a converted Victorian property with attractive features and high ceilings. It also has huge potential to convert into a two-bedroom property by extending to the side and rear. Situated just fifty yards from the edge of Clapham Common, a quarter mile from Clapham Junction station and very close to numerous dining, shopping and shopping options.

Elspeth Road,
Battersea, SW11



Basement

Ground Floor

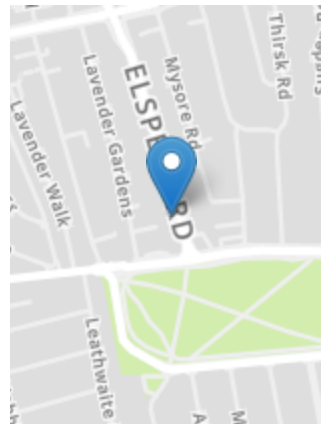
Approx Gross Internal Area **650 Sq Ft - 60.4 Sq M**

For Illustration Purposes Only - Not To Scale
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PROPERTY FEATURES

- Cellar
- Entrance Hall
- Ground Floor
- Large Kitchen
- 25' West-facing Garden
- Potential for Extension (STPP)
- Reception Room
- Smart Bathroom
- Double Bedroom
- 650 Sq Ft / 60.4Sq M



Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
Not energy efficient - higher running costs			
		67	77

England, Scotland & Wales

VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey