



INGELOW ROAD, BATTERSEA, SW8

Carter Jonas

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An attractive, two-bedroom, ground floor garden maisonette, in the sought-after Park Town Conservation Area/Diamond Grid, in the heart of Battersea and within easy reach of Battersea Park, Clapham Junction and Clapham Old Town and Common.

With its own front door, the purpose-built property is laid out with a well-proportioned sitting room to the front, with traditional corning, sash windows, a feature fireplace, and original wooden floorboards.

The two double bedrooms both have built in wardrobes and are served by a bright and spacious bathroom, tastefully decorated with metro tiles. At the heart of the flat, a bright eat-in-kitchen, with plenty of storage and prep space, gives access directly on to the patio garden. There is a useful walk-in storage cupboard in the hallway, ideal for coats, shoes, and storage.

The current owner holds the freehold of the whole building, and therefore the flat will be sold with the whole freehold, or as a share of freehold. The property is chain free.

AMENITIES

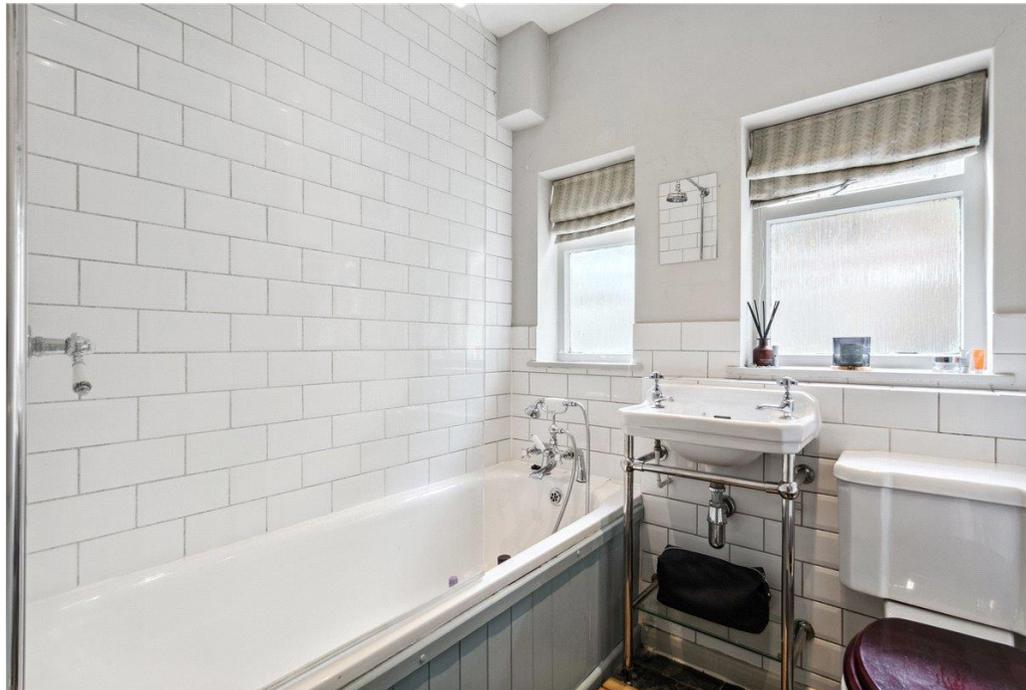
- Two double bedrooms
- Reception room
- Family Bathroom
- Ground floor maisonette
- Period features
- Private garden
- Own front door
- Chain-Free

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D



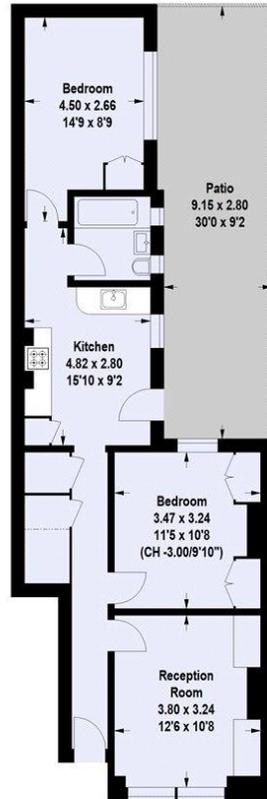
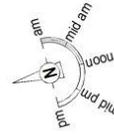


Classification L2 - Business Data

Ingelow Road, SW8

Approximate Floor Area = 59.37 sq m / 639 sq ft

 = Reduced head height below 1.5m



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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