



# An immaculately presented five bedroom home

**Altenburg Gardens, London, SW11**

£1,700,000 Freehold



Reception Room • Kitchen/Family Room • Garden • Five Bedrooms • Two Bathrooms • Cellar

### Local Information

Altenburg Gardens is situated between Battersea Rise and Lavender Hill and is therefore conveniently located with easy access to the local shops bars and restaurants of both Battersea Rise and Northcote Road.

Clapham Junction station provides the nearest mainline transport with services into Victoria or Waterloo.

The area is also renowned for its wide selection of schools both in the state and private sector.

### About this property

Situated on a highly sought after road is this immaculately presented five bedroom home offering an abundance of living space.

On the left hand side of the ground floor is the spacious double reception room which benefits from pretty, ornate cornicing throughout, two large decorative fireplaces, alcove cupboards with shelving above and is flooded with natural light from the bay window. Adjacent is the utility room and downstairs cloak room. To the rear of the ground floor is the bright kitchen/family room which comprises an abundance of built-in shaker style units having been designed to allow for a large dining table with wooden flooring throughout. The kitchen in turn gives access to the 22 ft secluded south west facing garden through French doors. The garden is part paved and part astro, making it a

wonderful space for al fresco dining in the warmer months.

The first floor boasts three double bedrooms, the larger bedroom at the front comprises a Juliette balcony, a large window flooding the room with natural light, built in wardrobes and a decorative fireplace. The additional two bedrooms both host built in shelving with one also featuring a decorative fireplace. This floor also comprises a family bathroom. The second floor hosts a further two double bedrooms, with one benefitting from eaves storage and an additional family bathroom.

This charming home also benefits from a cellar, perfect for extra storage space.

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.



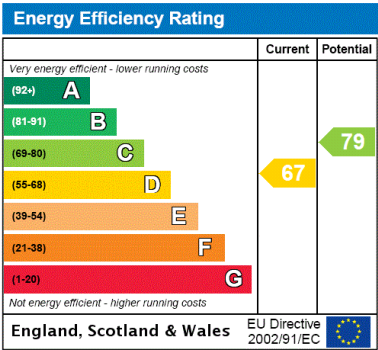


Altenburg Gardens, London, SW11  
Gross Internal Area 2234 sq ft, 207.5 m²

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Altenburg Gardens, SW11  
Gross internal area (approx.):  
207.5 sq.m. (2234 sq.ft.)  
Plus 7.3 sq.m. (80 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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