



130

REFORM STREET, LONDON, SW11

£700,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

130

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Overlooking a pretty park and situated within the Latchmere Estate conservation area and a two minute walk from Battersea Park, this two bedroom and two bathroom garden flat has been extended to create a wealth of living and entertaining space with excellent storage inside and outside. Set back from the road and with its own front garden and private entrance, the property further benefits from an extremely good sized garden to the rear. Reform Street is close to the Latchmere Leisure Centre with local shops and restaurants to be found on Battersea Park Road.

£700,000



Access to Chelsea is provided by several bus routes on Battersea Park & Bridge Roads together with route 344 to Vauxhall, Battersea Power Station and the City and 44 to Victoria. Clapham Junction mainline station offers further transport opportunities and shopping facilities. 2 Bedrooms, en-suite bathroom, shower room, open plan kitchen/reception room, patio garden. Reference BAT160296 FRONT GARDEN Mixture of paving and gravel behind a mature private hedge. ENTRANCE HALL Cornicing. Panel-enclosed radiators. BEDROOM 1 Sash window to front, plantation shutters. Recessed, fitted wardrobes with hanging and storage. Wooden flooring. Spotlights. BEDROOM 2 Sash window to front, plantation shutters. Recessed, fitted wardrobes with hanging and storage space. Gas fireplace (not tested) with wooden mantle and surround, slate hearth. Wooden flooring. EN-SUITE BATHROOM Window to rear. Tiled, panel-enclosed bath with mixer tap and hand held attachment. Pedestal wash hand basin. WC. Heated towel rail. Fitted overhead cupboards containing storage. Tiled flooring. SHOWER ROOM Window to rear. Fitted cupboard containing boiler (not tested) and storage. WC. Wash hand basin with vanity unit beneath. Heated towel rail. Shower cubicle with mixer tap and hand held attachment, tiled surround.



Downlighters. Tiled flooring. OPEN PLAN KITCHEN / RECEPTION ROOM A range of floor and wall mounted units. Integrated fridge/freezer. Integrated microwave. Integrated electric oven with four ring ceramic hob, extractor fan. Integrated dishwasher. Integrated washing machine. Inset stainless steel sink with mixer tap and drainer, tiled splash-backs. Island unit with storage beneath, space for bar-stools. Fitted cupboards with shelving above. Further overhead shelving. Downlighters. Skylights. Sliding doors leading onto patio garden. PATIO GARDEN Paved with raised brick borders, willow panels containing a range of shrubs and trees. Large built-in shed.



