



WAYERLEYHOUSE

44

44

ANHALT ROAD, LONDON, SW11

£2,795,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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ANHALT ROAD, LONDON, SW11

Situated on the western side of arguably Battersea's most sought-after road and having been meticulously designed and extended this is a beautifully presented family house. Furthermore, subject to the necessary consents, the house could be extended to create further accommodation. There is also extremely useful side access to the garden from the front of the house. Anhalt Road is a one way street just to the south of Albert Bridge. Battersea Park, which is close by, offers a wide range of leisure facilities. Chelsea and the Kings Road are just moments away across Albert Bridge, and there is a selection of good local shops and restaurants on Parkgate Road.

£2,795,000



FIVE BEDROOMS TWO BATHROOMS
CLOAKROOM DOUBLE RECEPTION
ROOM KITCHEN DINING ROOM FAMILY
ROOM UTILITY ROOM CELLAR ROOF
TERRACE GARDEN Reference
BAT130522 GROUND FLOOR:
ENTRANCE HALLWAY Cornicing. Dado
rail. Encased radiator. Cupboard
containing gas boiler and storage space.
Alarm. Down-lighters. Door leading
through to: DOUBLE RECEPTION ROOM
8.05m x 3.89m > 3.35m Bay window to
front with sash windows. Ceiling roses.
Cornicing. Fireplace with wooden
mantel and surround, and marble
hearth. Low-level fitted cupboards with
shelving above. Recessed down-lighters
in alcoves. Further sash window
overlooking inner courtyard. Down-
lighters. Steps down to: Door through
to: KITCHEN DINING ROOM 5.13m x
5.00m Dual aspect. Range of wall-
mounted and base units. Inset five ring
gas hob with extractor fan above.
Integrated double electric oven with
microwave above. Island unit with
double sink, drainer, mixer tap and
waste disposal unit. Space for
dishwasher and American style double
fridge freezer. Down-lighting. Part-tiled
Kitchen area. Exposed wooden flooring
in Dining room. French doors leading
out to: DECKED INNER COURTYARD.
Further doors through to: FAMILY ROOM
3.96m x 3.15m Dual aspect.



Walk-in recessed larder/storage with down-lighters. Exposed wooden flooring. Step up to doors leading out to: PATIO GARDEN. CLOAKROOM W.C. Wall-mounted basin. Tiled flooring. LOWER GROUND FLOOR: Access up to: DECKED INNER COURTYARD. UTILITY ROOM 3.81m x 3.51m Space and plumbing for washing machine and tumble dryer. Fitted cupboards containing hot water tank and shelving. Range of base units with inset sink, drainer and mixer tap. Additional shelving. CELLAR 4.27m x 3.66m Storage space. FIRST FLOOR HALF-LANDING: Dado rail. Down-lighters. BEDROOM 3.66m x 3.10m Down-lighters. Fitted cupboards with hanging, shelving and storage space. Doors out to: ROOF TERRACE. Access to: LOFT. BATHROOM Sash window. Panel enclosed bath with mixer tap and shower attachments. Part-tiled surround. W.C. Shower cubicle with mixer tap, overhead shower attachments and bi-folding door. Marble topped vanity unit with inset wash-hand basin and mixer tap. Heated towel rail. Down-lighters. FIRST FLOOR LANDING: Dado rail. Fitted cupboard with shelving space. Down-lighters. BEDROOM 3.66m x 3.45m Sash window. Cornicing. Cupboards with hanging and shelving space. BEDROOM 2.34m x 1.98m Sash window. Cornicing. BEDROOM 4.39m x 3.15m Bay window with sash windows.



Cornicing. Fitted cupboards with hanging and storage space. Shelving. Spotlights. SECOND FLOOR LANDING: Dado rail. Down-lighters. Access to: LOFT. BATHROOM Panel enclosed bath with over-head shower, mixer tap, shower attachments and folding glass shower screen. W.C. Inset vanity unit containing double wash-hand basins. Range of fitted cupboards with shelving and hanging space. Part-tiled. Down-lighters. BEDROOM 5.33m x 3.66m Cornicing. Fitted cupboards with hanging and shelving space. Shelving. Down-lighters. GARDEN 7.49m x 6.50m Split-level with brick borders containing shrubs and plants. Side access to the street. Garden shed.



