



154B

BATTERSEA PARK ROAD, LONDON, SW11

£2,650,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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SW11

Situated moments away from Battersea Park with excellent transport links this substantial end of terrace house is in excess of 2,700 square feet and boasts a very good sized patio garden and roof terrace. The five bedrooms and four bathrooms provide ample accommodation and the living and entertaining space is well balanced for both formal and contemporary family life. Of particular note is the secure underground parking with the additional benefit of a designed storage unit. Beechmore Road runs between Prince of Wales Drive and Battersea Park Road where 'buses provide access to Vauxhall Cross and the City and local shops can be found.

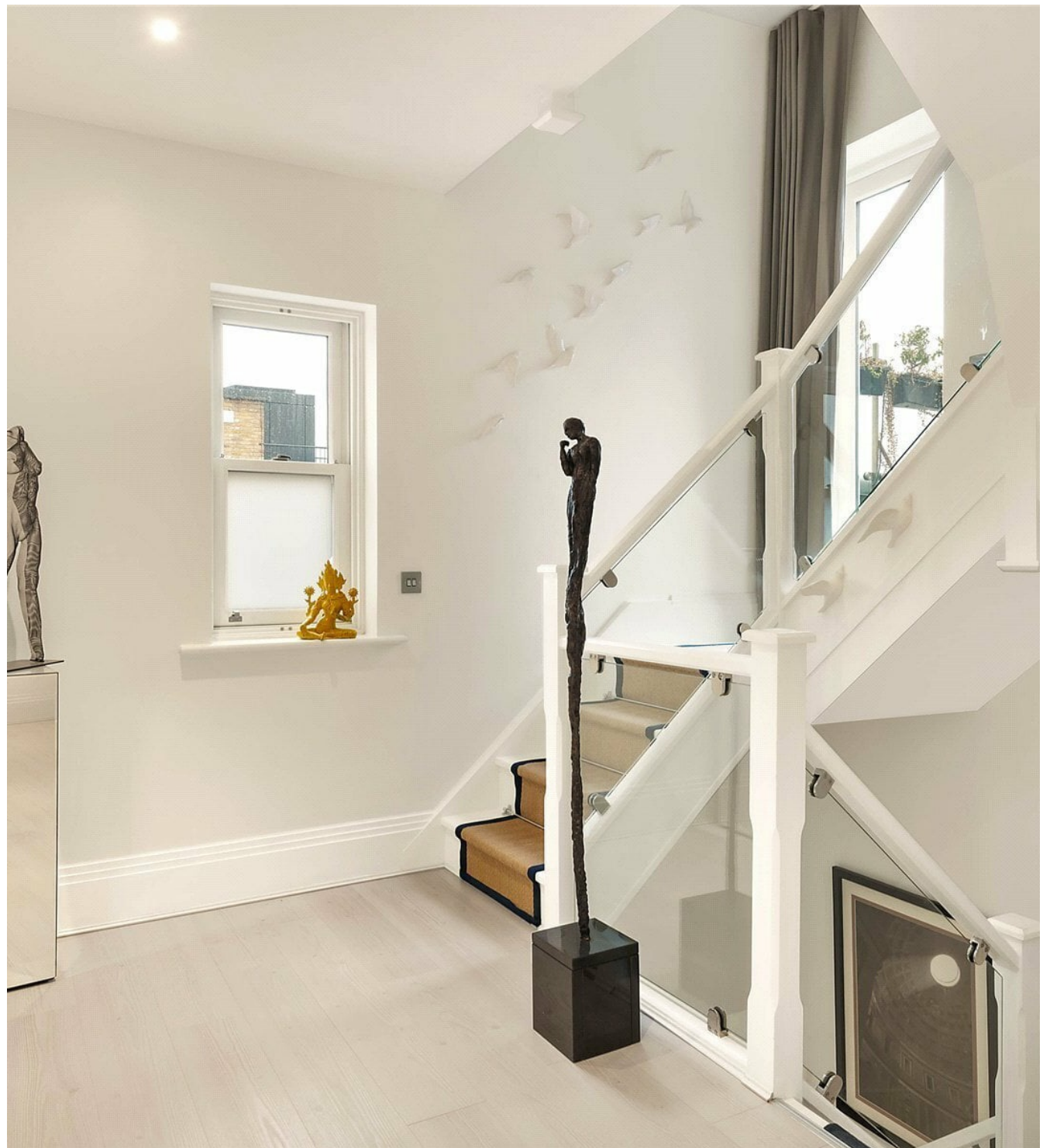
£2,650,000



Additional transport opportunities are available via Battersea Park and Queenstown Road mainline stations. 5 bedrooms, 4 bathrooms, 2 reception rooms, patio, roof terrace, private parking Reference BAT210137 GROUND FLOOR ENTRANCE HALL Cornicing, down lighters, wooden floor, under stair storage, door leading to patio KITCHEN BREAKFAST ROOM Sash windows to front, wooden shutters, french doors leading onto patio terrace, range of base units, integrated double oven, warming tray, fridge, integrated freezer, Miele induction hob with Elica extractor fan above, island units, integrated Miele dishwasher, inset sink with mixer tap, hot tap and hose, integrated millet wine cooler, down lighters, cornicing, tiled flooring. BATHROOM WC wall mounted wash hand basin and mixer tap, heated towel rail, tiled surround and floor, down lighters, shelf and recess mirror above, sash window to rear. UTILITY ROOM Integrated Miele washing machine and tumble dryer, stone worktops, cupboards containing fuse box, down lighters, under-floor heating. PATIO GARDEN Paved with rear access to private underground parking FIRST FLOOR RECEPTION Sash windows, cornicing, ceiling points. BEDROOM Fitted Cupboards with storage and hanging space, sash windows. BATHROOM ONE



Bath with shower door, overhead shower and mixer taps, WC, wall mounted wash basin with mixer tap, stone surround, mirror vanity with shelf above, tiled flooring, tiled walls, sash window to rear. ROOF TERRACE
SECOND FLOOR BEDROOM TWO Sash windows with shutters, down lighters, ceiling point, fitted cupboards with hanging and storage space. BEDROOM THREE Dual aspect doors, fitted cupboards with hanging and storage, ceiling point, down lighters. DRESSING ROOM Recessed fitted cupboard, hanging and storage space, down lighters. EN SUITE BATHROOM Sash windows to front, bath with glass shower door, ceiling mounted shower mixed taps, hand held shower attachment, WC, wall mounted hand basin with mixer taps, stone surround, heated towel rail, recessed shelf and mirror, tiled surround and flooring, down lighters. SHOWER ROOM Walk in shower cubicle with sliding door, over-head shower attachment with mixer tap, hand held shower attachment, WC, wall mounted wash hand basin with mixer taps, mirror above, heated towel rail, down lighters, tiles surround and flooring. 3RD FLOOR BEDROOM FOUR Doors leading out to Juliet balcony, down lighters, centre point. BEDROOM FIVE



Dual aspect windows with wooden shutters, fitted cupboards with hanging and storage, ceiling point, down lighters. EN SUITE SHOWER ROOM Walk in shower, glass shower door, over head shower with mixed taps and separate shower attachment, sash window to rear, wall-mounted rectangular wash basin with mixer tap, stone surround, recessed mirrored vanity unit, WC, tiled surround and flooring, down lighters.



