



SABINE ROAD, LONDON, SW11

Carter Jonas



# SABINE ROAD, LONDON, SW11

A pretty, two-bedroom cottage, with south-facing garden, in the heart of Battersea's Shaftesbury Conservation Area. Chain free.

The pediment above the front door gives the date of construction of the property as 1873 and opens directly into the double reception room. There is plenty of space for a dining table, sofa and comfortable chairs, and an original fireplace with built-in bookcases and cupboards to the side, providing a focal point.

The galley kitchen to the rear comprises sage green cabinetry, topped with a timber worksurface, and leads directly onto the private garden. The low-maintenance garden is paved, ideal for outside relaxing and entertaining, with raised beds, filled with a mix of olive trees, euphorbia, and herbs, and with a pleached pear tree, providing an abundance of fruit. Back inside, a utility space for laundry with storage leads through to a light-filled bathroom.

A stripped pine staircase rises to the first floor, where there are two double bedrooms, both large sash windows, built-in storage, and original fireplaces. There is additional loft space, which could be converted, subject to the necessary permissions and consents. The property is offered to the market chain free.

Sabine Road is a quiet, tree-lined road within the Shaftesbury Conservation Area. There are numerous cafes, restaurants, bars, and shops close by on Battersea Park Road and Clapham Junction. Transport links can be found approx. 0.5m away at Clapham Junction, as well as the new Northern line at Battersea Power Station.



## AMENITIES

- Period cottage
- Two double bedrooms
- Chain free
- Private southeast-facing garden
- Battersea location
- Shaftesbury Conservation Area
- Close to transport links

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D







Classification L2 - Business Data



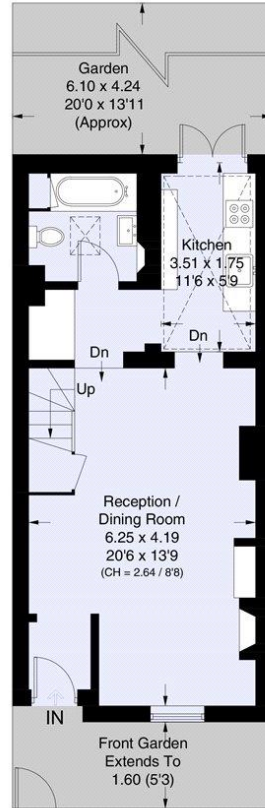


Classification L2 - Business Data



## Sabine Road, SW11

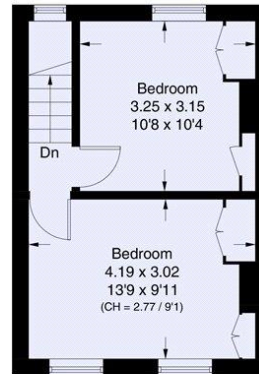
Approximate Gross Internal Area = 68.1 sq m / 733 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)



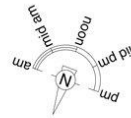
Ground Floor  
41.4 sq m / 446 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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.

□ = Limited use area



First Floor  
26.7 sq m / 287 sq ft



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INTERNATIONAL REAL ESTATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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