



Orbel Street, Battersea, London SW11

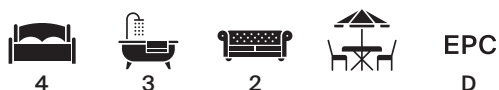


Orbel Street, Battersea, London SW11

Set over three storeys and boasting approximately 2,000 square feet of living space is this beautiful family home. The ground floor consists of a large double reception room which leads on the dining room and kitchen. The kitchen is well equipped with high-end integrated appliances as well as a plethora of built in storage.

The perfectly manicured west-facing garden offers a tranquil oasis of calm and is a real sun trap.

The accommodation consists of four double bedrooms. The principal suite benefits from stylish built-in storage as well as a beautifully presented en-suite bathroom with separate shower. There are two further bathrooms, one on the first floor and another on the second floor between the two bedrooms.



Guide price: £2,200,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: G

Location

The house is well located on Orbel Street which is part of an attractive group of five quiet residential streets known as 'The Sisters' and mostly comprised of pairs of semi-detached Victorian houses. Orbel Street is ideally situated to provide easy access to Battersea Park, with its 200 acres of open spaces and recreational facilities, the shops and restaurants of the attractive Battersea Square, Thomas's School on Battersea High Street and the rail network at Clapham Junction, with London Victoria one stop away and London Waterloo two stops. The newly opened retail, restaurants, bars and cinemas of the Battersea Power Station can be accessed through Battersea Park. This hub also benefits from a zone 1 Northern Line underground station.





A beautifully presented west facing family house.





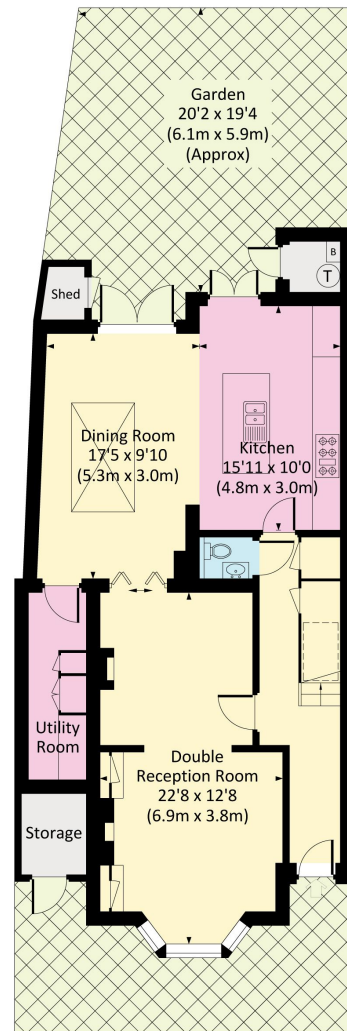
ORBEL STREET, SW11

Approx. gross internal area

1725 Sq Ft. / 160.3 Sq M. Excluding Reduced Headroom

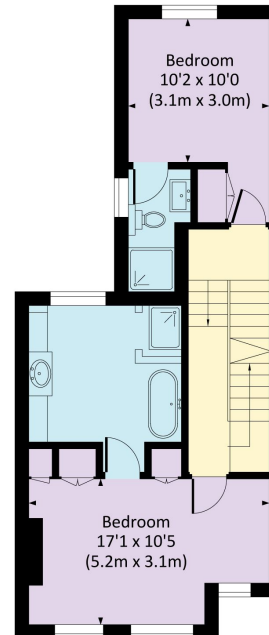
164 Sq Ft. / 15.2 Sq M. Reduced Headroom

1889 Sq Ft. / 175.5 Sq M. Including Reduced Headroom & Excluding Outbuildings

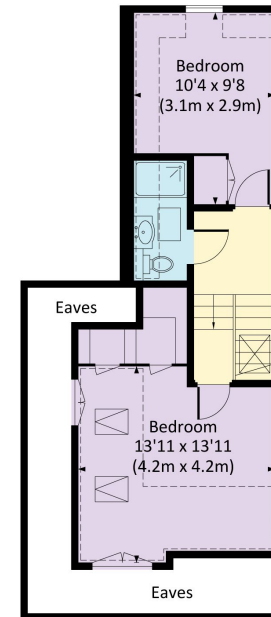


GROUND FLOOR

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR



SECOND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Battersea & Riverside Sales

346 Queenstown Road

London

SW11 8BY

knightfrank.co.uk

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

