

Tyneham Road, London SW11

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# Tyneham Road, London SW11

This charming, two bedroom, freehold cottage, with a south-west facing garden, is nestled on a quiet residential street in Battersea. The house has been designed by the current owner, an architect, who created a stylish, contemporary living space.

The ground floor of the house is semi-open plan; there is a lovely reception room to the front with storage under the stairs, and to the rear there is a stunning eat-in kitchen with bi-folding doors opening out to a private south-west facing patio garden. The kitchen has integrated appliances, underfloor heating, a pantry, and a hidden utility.



**Guide price:** £880,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** E



Upstairs there are two double bedrooms, one of which is a versatile space which can be opened up to create another living space, and a bathroom, complete with a walk-in shower, roll top bath, and an abundance of built-in storage. The house also has extra storage in the loft, and half of this space could be converted into another bedroom, subject to planning permission.

Tyneham Road is located in the ever popular Shaftesbury Estate. The area boasts a wide array of local amenities, including cafes, independent shops, and a variety of pubs and restaurants, making it an ideal location for those who enjoy a lively yet relaxed atmosphere. Additionally, the recently developed Battersea Power Station has further amenities, offering new retail and dining experiences. Battersea Park with its 200 acres of recreational space, is also close-by.

Transport links are found at Clapham Junction, or Queenstown Road, as well as the recently opened Northern Line at Battersea Power Station, for direct access into Central London.





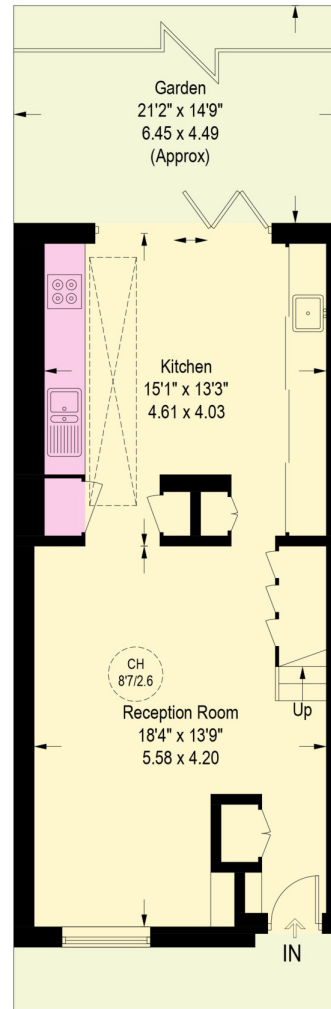


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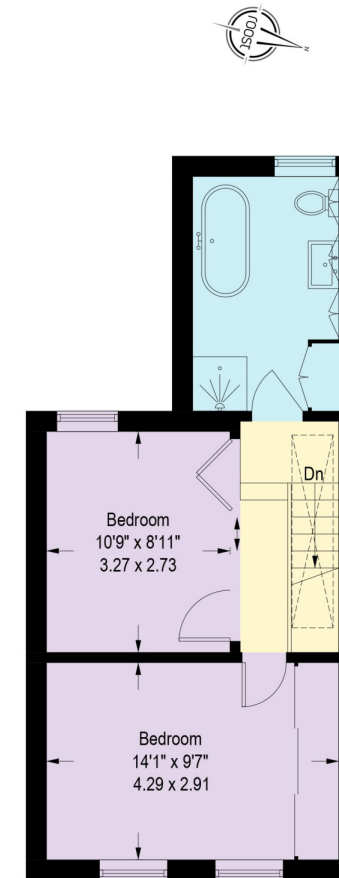
Approximate Gross Internal Floor Area

78.4 sq m / 844 sq ft

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.



Ground Floor



First Floor

**Knight Frank**  
Battersea & Riverside  
346 Queenstown Road  
London  
SW11 8BY  
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We would be delighted to tell you more  
**Sarah Gerrett**  
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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.

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Particulars dated Dec 2024. Photographs and videos dated Dec 2024.

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