



Fontarabia Road, London SW11

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# Battersea, SW11

This wonderful end of terrace Victorian house combines period charm with modern living. The ground floor of the property comprises a double reception room which is flooded with natural light and features a fireplace, and there is an eat-in kitchen to the rear which has doors opening out to a private south-facing patio garden. On the first floor there are three double bedrooms and a contemporary shower room, and the top floor provides two further double bedrooms and a family bathroom. There is the added benefit of a cellar, and an abundance of eaves storage in top floor.



**Guide price:** £1,550,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** F



## Location

Fontarabia Road is a charming residential street located just off Clapham Common North Side. It is conveniently situated near Eaton House, The Manor School, Parkgate, Belleville Wix Academy, and Lycee Francais Wix schools. Good transport links can be found at either Clapham Common underground or Clapham Junction overground stations. The bars, shops and restaurants of Lavender Hill, Clapham Old Town, Battersea Rise and Northcote Road are all within walking distance and close by are the open spaces of Clapham Common.





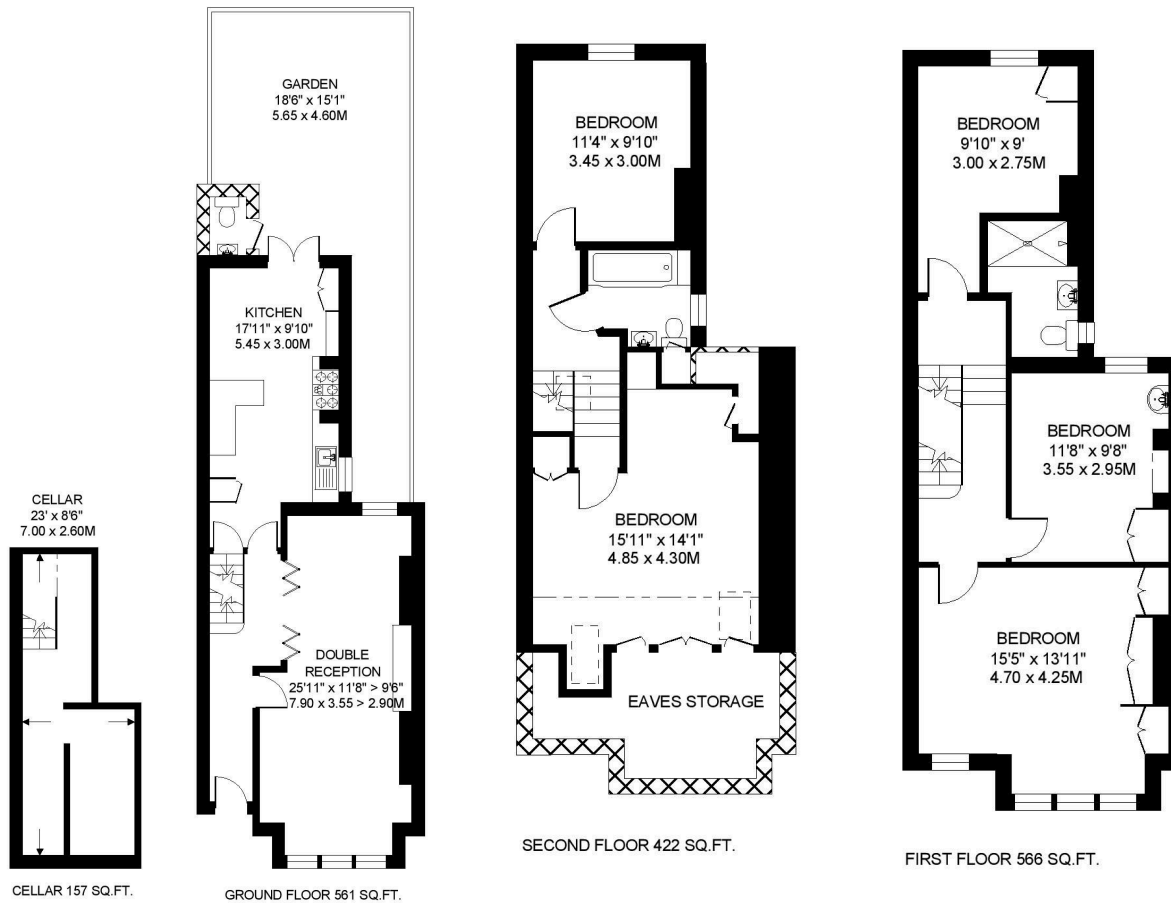


# Fontarabia Road, SW11



Approximate Gross Internal Floor Area  
1,706 sq ft / 158.5 sq m  
Total Area Shown on Plan  
1,825 sq ft / 169.5 sq m

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  
346 Queenstown Road  
London  
SW11 8BY  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Sarah Bennett**  
020 3866 2924  
[sarah.bennett@knightfrank.com](mailto:sarah.bennett@knightfrank.com)



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