



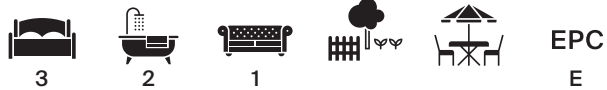
Orbel Street, London SW11



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This delightful three-bedroom, two-bathroom semi-detached house is situated on Orbel Street in Battersea, in the heart of the ever-popular and highly sought after "Sisters" neighbourhood.

The spacious ground floor features a double living room with large windows, creating a warm and inviting atmosphere. The open-plan kitchen/dining area is perfect for entertaining, with integrated appliances, ample storage, and bifold doors leading out onto the secluded mature patio garden. The garden has raised flowerbeds with an irrigation system, and provides an ideal space for relaxing, gardening, and alfresco dining.



Guide price: £1,500,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G







Upstairs are three double bedrooms, all decorated to a high standard. The principal bedroom has a large bespoke floor to ceiling wardrobe and shelving unit with an en suite shower room, while a contemporary family bathroom serves the remaining two bedrooms. There is the added benefit of ample loft storage, which could be converted to create further bedrooms, subject to planning permission.

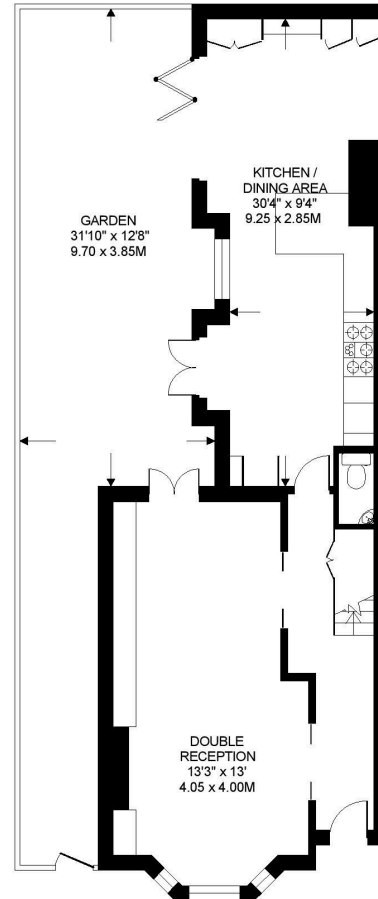




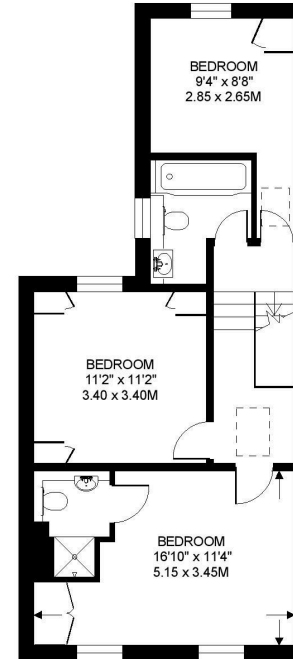
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**Approximate Gross Internal Floor Area
117.1 sq m / 1261 sq ft**

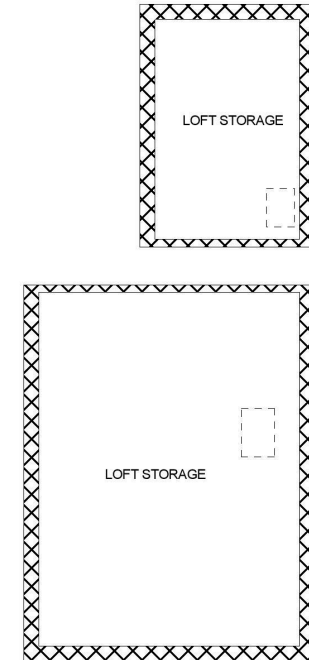
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR 712 SQ.FT.



FIRST FLOOR 549 SQ.FT.



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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 October 2024. Photographs and videos dated October 2024.
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