



Lavender Gardens, Battersea **SW11**









Description

This grand seven bedroom family home is presented in good condition throughout and offers extensive living and entertaining space over three floors. On the ground floor, off the hallway to the right, is a superb family room fitted with useful cupboard space and shelving and comprising period features such as a fireplace, period cornicing and large bay window, allowing an abundance of natural light to fill the room. This room leads through to the contemporary kitchen with dining area and a breakfast island. The kitchen is well fitted with an extensive range of integrated gas and electrical appliances as well as units and cupboards, providing fantastic storage space. Glass doors open out onto a private garden with paved seating area and lawn. On the opposite side of the hallways is a large double drawing room with high ceilings, two fireplaces and bays at either end, the one to the rear also providing access to the garden. Upstairs, on the first floor is the generously proportioned principal bedroom with a luxury en suite bathroom and a dressing room. There are a further two bedrooms and family bathroom on this floor. On the second floor there are a further four double bedrooms all with built in storage and a family bathroom. The central hallway also provides access to a guest WC, the garden and the cellar with handy storage and a utility room.



EPC

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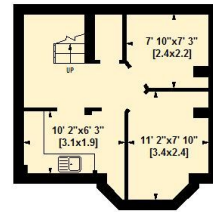
Guide Price

Available on request

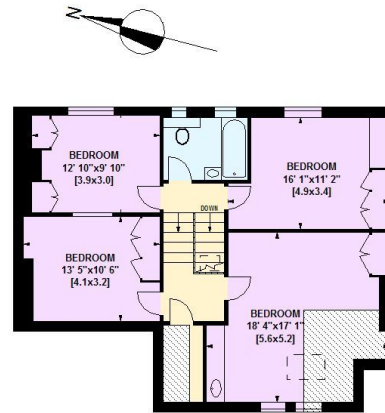


**Approximate Gross Internal Floor Area
335 sq m / 3,606 sq ft**

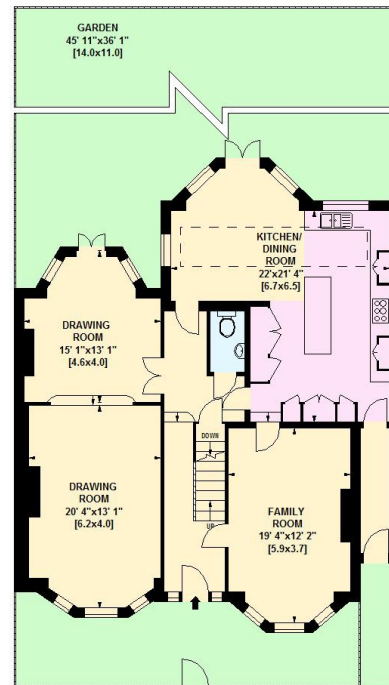
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



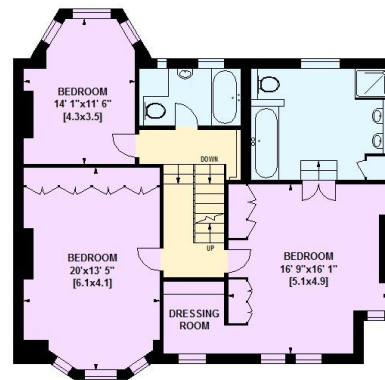
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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We would be delighted to tell you more
Sam Sproston
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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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