

Elsbeth Road, London SW11

---



# Elspeth Road, London SW11

This beautifully refurbished, two-bedroom apartment with a large private terrace is arranged over the raised ground floor of a contemporary building close to Clapham Common. The property, which benefits from having its own private entrance, comprises an incredibly bright and spacious open-plan kitchen reception room which is a fabulous entertaining space, two double bedrooms, one of which has a walk in wardrobe and an ensuite bathroom, and a Jack and Jill bathroom which features a walk in shower and a separate bath tub. The property has been refurbished to a high standard throughout and has real wow-factor.



2



2



1



EPC

C

**Guide price:** £1,000,000

**Tenure:** Leasehold: approximately 979 years remaining

**Service charge:** £1600 per annum, reviewed annually, next review due 2025

**Local authority:** London Borough of Wandsworth

**Council tax band:** C



## Location

Elspeth Road is located in the heart of Battersea, conveniently just 0.3 miles from Clapham Junction Station, and 0.2 miles from the green spaces of the beautiful Clapham Common.

The area boasts a wide array of local amenities, including trendy cafes, independent shops, and a variety of pubs and restaurants, making it an ideal location for those who enjoy a lively yet relaxed atmosphere.

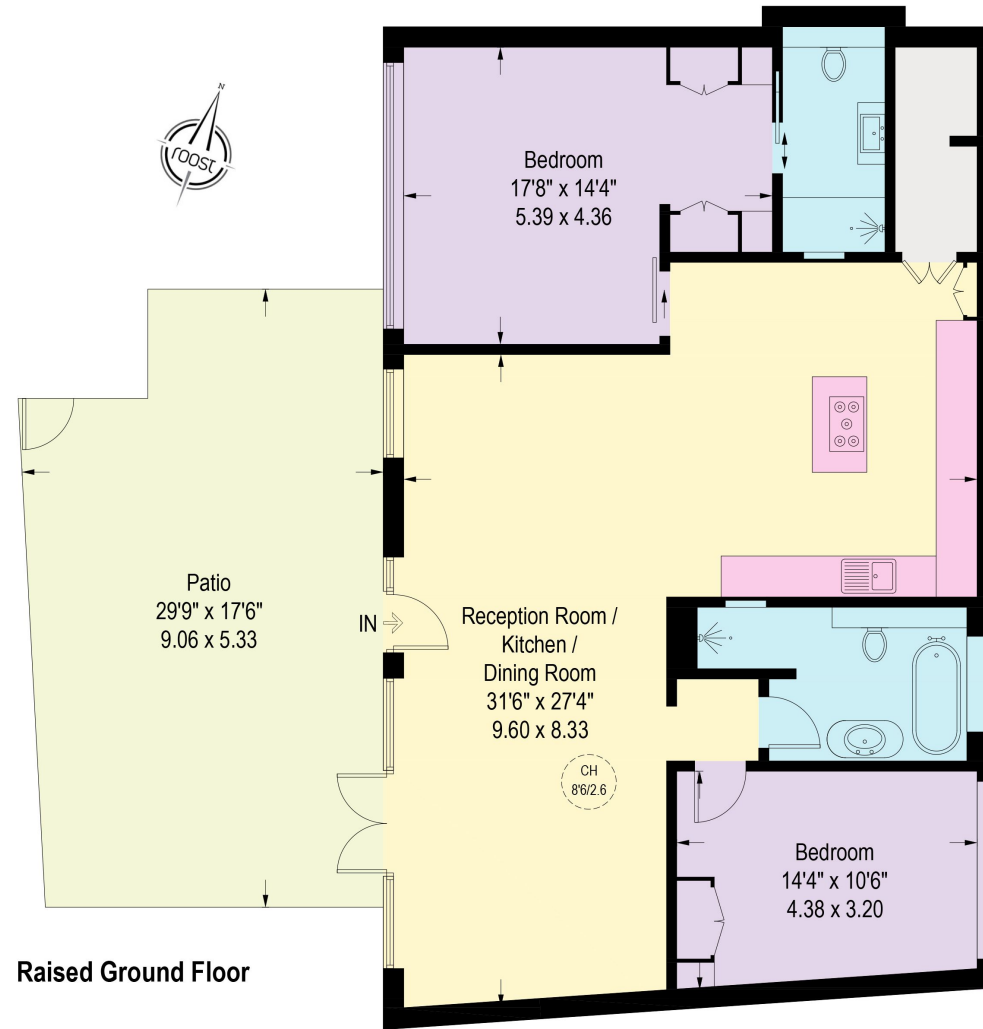
Additionally, the recently developed and iconic Battersea Power Station has further enhanced the area's appeal, offering new retail, dining, and cultural experiences.



# Elspeth Road, SW11

Approximate Gross Internal Floor Area  
117 sq m / 1259 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.



**Knight Frank**  
Battersea & Riverside  
346 Queenstown Road  
London  
SW11 8BY  
[knightfrank.co.uk](https://www.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)



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 Dec 2024. Photographs and videos dated Dec 2024.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.