



All enquiries Ref: Kristian Georgiou

- Freehold three floor mid terrace house
- Arranged as two self-contained flats
- Full vacant possession

Location:

The property is situated on Elspeth Road within a residential area of Battersea, London. Public transport links include Clapham Junction railway station together with local bus services serving the surrounding area. Road links include the A3 and A3205, providing access across South West and Central London. Shopping amenities can be found locally along Battersea Rise and within Clapham Junction, offering a range of shops, cafés, and restaurants. Recreational pursuits can be found at nearby open spaces including Clapham Common.

Accommodation:

Flat	Accommodation	EPC	Council Tax	Tenancy
Flat A GFF	One bedroom, reception room, kitchen, bathroom/WC, conservatory, cellar		C	Vacant
Flat B First and Second floors	Three bedrooms, reception room, kitchen, bathroom/WC	D	D	Vacant
Outside	Rear garden			

Potential:

The property may be suitable for re configuration into on family home or other designs subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

