



MORRISON STREET, LONDON, SW11

Carter Jonas

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A charming Victorian three-bedroom house, nestled in the heart of the Shaftesbury Estate in Battersea. With approximately 1,245 square feet of thoughtfully designed modern living space.

The inviting double reception room features a bay window, a cozy wood burner, and wooden floors. It's a versatile space, ideal for both relaxing and entertaining. The open plan kitchen/diner is the heart of the home. With modern appliances and ample storage, it's perfect for cooking and dining. The doors open out to a private paved garden, offering a lovely spot for outdoor meals and relaxation.

Upstairs, you'll find three spacious double bedrooms, each providing a peaceful retreat. On the first floor two of the bedrooms benefit from a spacious, contemporary bathroom, featuring a freestanding bath and a walk-in shower. The principal bedroom is on the top floor, with a shower room adjacent.

Located on Morrison Street, a quiet, tree-lined road within the Shaftesbury Conservation Area. There are numerous cafes, restaurants, bars, and shops close by on Battersea Park Road and Clapham Junction. Both Battersea Park and Clapham Common are under a mile away. Transport links can be found approx. 0.8 mile away at Clapham Junction, Queenstown Road, approx. 0.7 mile, and the new Northern line at Battersea Power Station 1.2 miles away.

AMENITIES

- Three-bedroom house
- Two- bath/shower rooms
- Open plan kitchen/diner
- Double reception room
- Private paved garden
- Victorian
- Terraced
- Freehold
- Close to Battersea Park and Clapham Common
- Close to transport and amenities

TENURE Freehold

LOCAL AUTHORITY

EPC BAND C






Morrison Street, SW11

Approximate Floor Area = 115.76 sq m / 1246 sq ft
(Including Eaves Storage)

Eaves Storage Area = 5.35 sq m / 57 sq ft

 = Reduced head height below 1.5m



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

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