



63 Dorothy Road | Battersea | SW11
2JJ

Freehold

£1,200,000

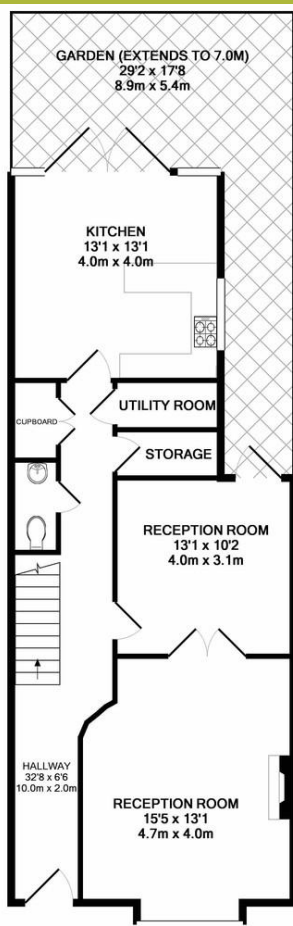
- Victorian House
- Two receptions
- Three bedrooms plus office
- Two bathrooms
- Ground floor W.C & Utility room
- Entertaining kitchen / diner
- Double glazing
- Decked patio garden
- Northcote Road
- Clapham Junction



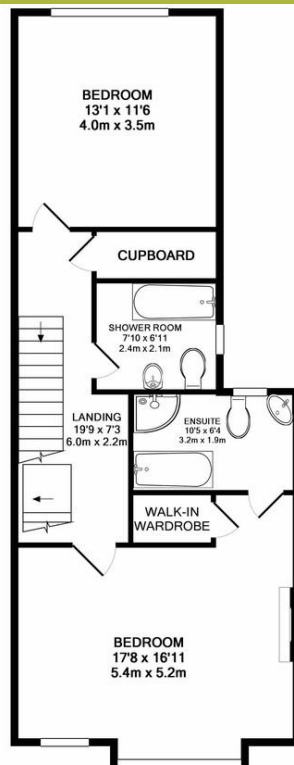
Pretty Victorian terrace house located at the Lavender Hill end of Battersea, between Clapham Common and Battersea Park. A short walk to Clapham Junction station, with fast connections to Waterloo, Victoria and Southern Services out of London. As well as extensive bus routes into Central London. Between the commons of Clapham and Wandsworth. There are two large reception rooms and an extended kitchen plus a utility room to for a washing machine etc. The kitchen has space for a large dining table with French doors leading out to a decked terrace garden. Period features and lots of natural light throughout, refitted with double glazing. Ideally situated close to leafy Wandsworth Common and the excellent shops and restaurants of St John's Hill and Northcote Road with an excellent choice of schools in both the



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



GROUND FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(67.9 SQ.M.)

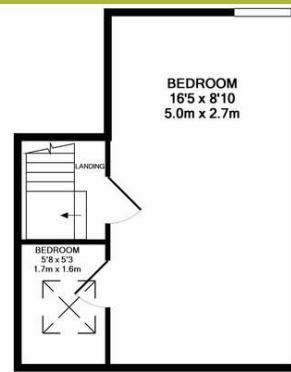


1ST FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1779 SQ.FT. (165.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017



2ND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements