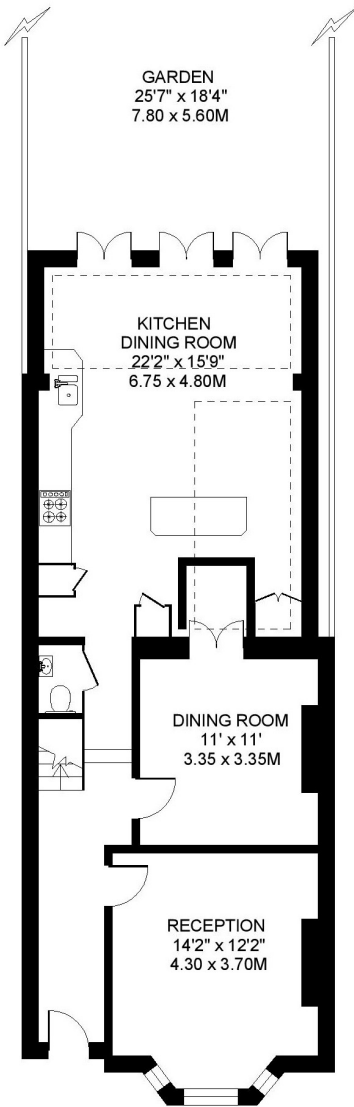




Mallinson Road
Between the Commons
SW11

FOR SALE

This substantial three-storey Victorian townhouse boasts an extended kitchen, 25ft south-facing garden and potential to extend both into the loft and over the rear addition (subject to planning). It has a super-convenient location close to Northcote Road, excellent schools and transport links at Clapham Junction.

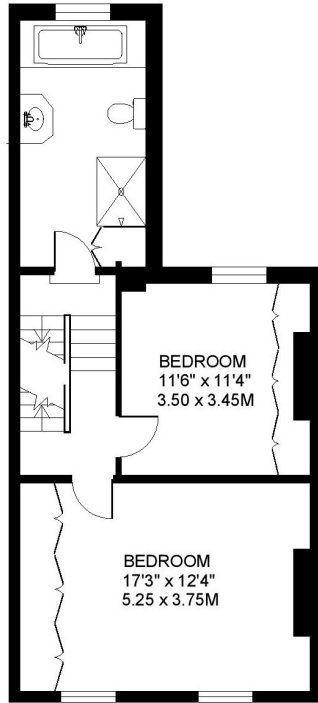


GROUND FLOOR 795 SQ.FT.

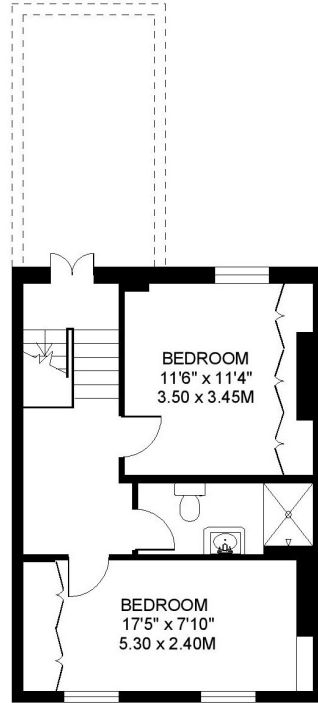
**MALLINSON ROAD
BATTERSEA
LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1764 SQ.FT. / 163.8 SQ.M.
 PLUS POTENTIAL DEVELOPMENT AREAS 542 SQ.FT. / 50.3 SQ.M.



FIRST FLOOR 545 SQ.FT.



SECOND FLOOR 424 SQ.FT.



LOFT STORAGE /
 POTENTIAL
 DEVELOPMENT
 AREA

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" JOHN THOROGOOD "
 BY FLOORPLANNERS 07801 228850

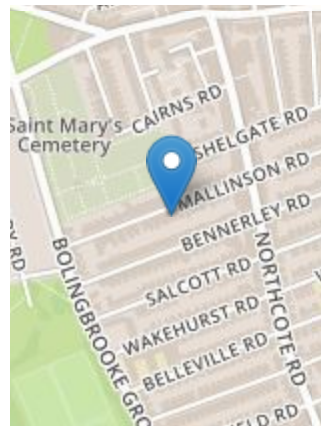


PROPERTY FEATURES

- Entrance Hall
- Downstairs WC
- Large Unconverted Loft
- Extended Kitchen / Family Room
- 25ft (7.8m) South-Facing Garden
- Large Family Bath/Shower Room/WC
- Shower Room / WC
- 4 Double Bedrooms
- Double Reception Room
- 1764 Sq Ft / 163.9 SQ M + Loft

VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Maximum
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<small>ACE energy efficient - higher running costs</small> England, Wales & N.Ireland E.U. Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<small>ACE environmentally friendly - higher CO₂ emissions</small> England, Wales & N.Ireland E.U. Directive 2002/91/EC		