



COURTENAY
Sales, Lettings and Valuations

Tyneham Road, Battersea, SW11

£875,000 Subject to Contract A delightful, light, and bright two-bedroom freehold Victorian cottage for sale located on the popular Shaftesbury Estate. Ideal for a first-time buyer with an east-facing patio garden. EPC- D



Tyneham Road, SW11

Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M

Ground Floor

- Garden 17'10" x 14'5" (5.44 x 4.40m)
- Kitchen/ Dining Room 22'2" x 13'7" (6.75 x 4.13m)
- Reception Room 10'6" x 9'7" (3.20 x 2.93m)

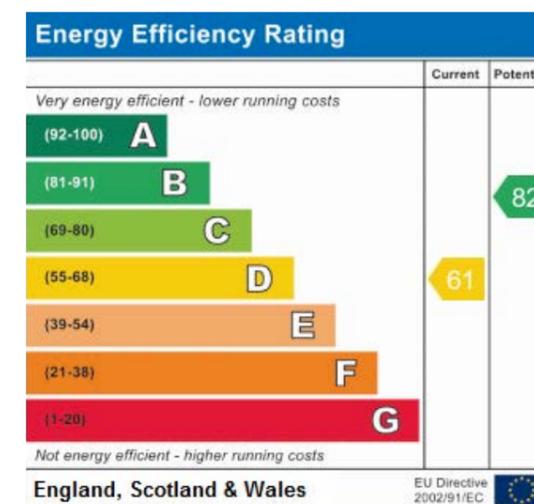
First Floor

- Bedroom 10'5" x 7'9" (3.17 x 2.36m)
- Bedroom 13'8" x 9'6" (4.16 x 2.90m)

For illustration purposes only. Not to scale. All measurements are taken and shown at floor level. www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs

We are pleased to offer this delightful, light and bright two bedroom freehold Victorian cottage for sale, located on the popular Shaftesbury Estate. Ideal for a first-time buyer with an east-facing patio garden. It has further potential (STPP) to extend into the loft.

Tyneham Road is a tree-lined residential road in the heart of the Shaftesbury Estate. The open green spaces of Clapham Common and Battersea Park are within walking distance, as are the excellent transport links at Clapham Junction, Queenstown Road station and Clapham Common underground.



174 Lavender Hill, London, SW11 5TG

0207 228 9911



Important Notice

Courtenay, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Courtenay have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.