



Shelgate Road London SW11

£850 Per Week - Available 01/10/2016

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A stunning and unique three bedroom house that is in immaculate condition and has been beautifully furnished. The house is situated just off Northcote Road with Clapham Junction only a short walk away.*

Unique three bedroom house | Enviaible Between the Commons location | Moments from Clapham Junction | Finished to a high standard.

### Description

This unique, modern house stands out from the usual Victorian homes of the area due to the stunning design and layout of the property. As you enter the property on the ground floor you find yourself in a superb kitchen and dining area that leads through to an outside dining area ideal for summer dining. Inside, the reception area is found at the rear of the house and boasts floor to ceiling windows allowing plenty of natural light in. As you follow the stairs down, again there is a spacious double bedroom with built in storage and an en-suite bathroom with a separate toilet and utility room. Upstairs is a further bedroom and en-suite bathroom as well as the master bedroom and a stunning master bathroom situated on the top floor. The outside area at the side of the house is accessed via a gate allowing

for use as parking for bikes or small cars.

### Situation

Shelgate Road runs off Northcote Road and close to the amenities, cafes and eateries of the area. True to its desirable Between the Commons location, both Wandsworth Common and Clapham Common are only a short walk away as is Clapham Junction Station which provides good transport links into the city.

### Furnishing

Furnished



kitchen



Bedroom 1

### Hamptons Battersea Lettings

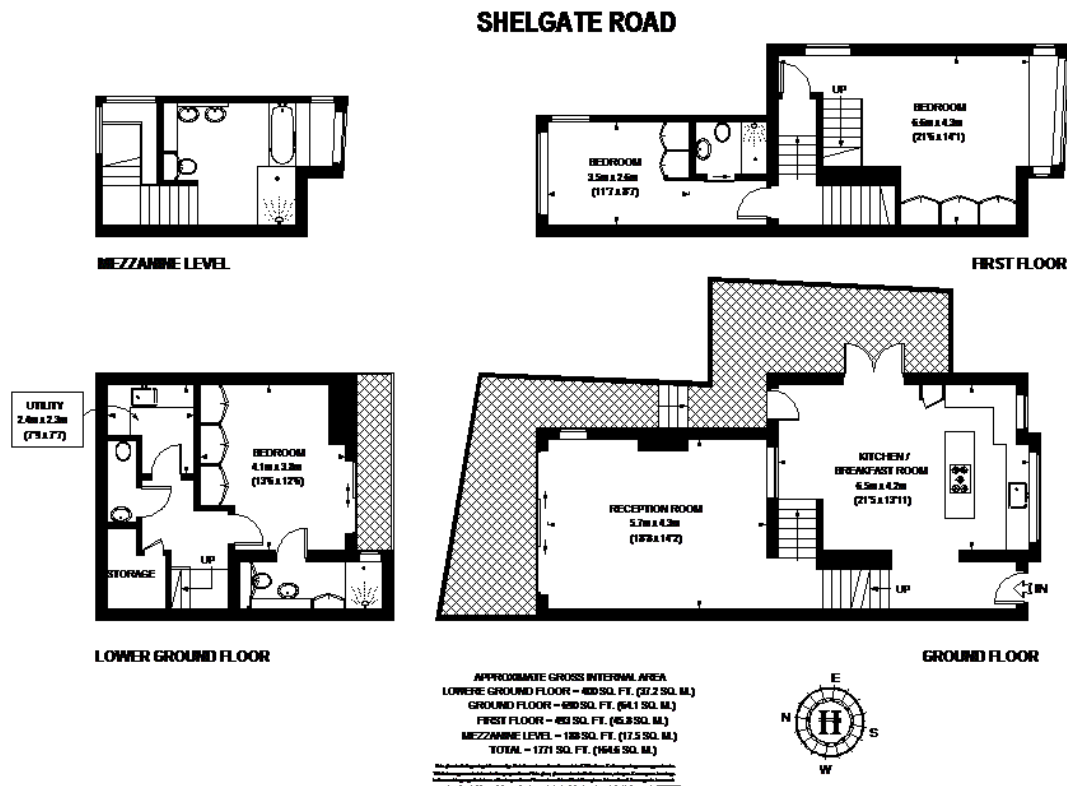
98-100 Northcote Road, Battersea

London SW11 6QW

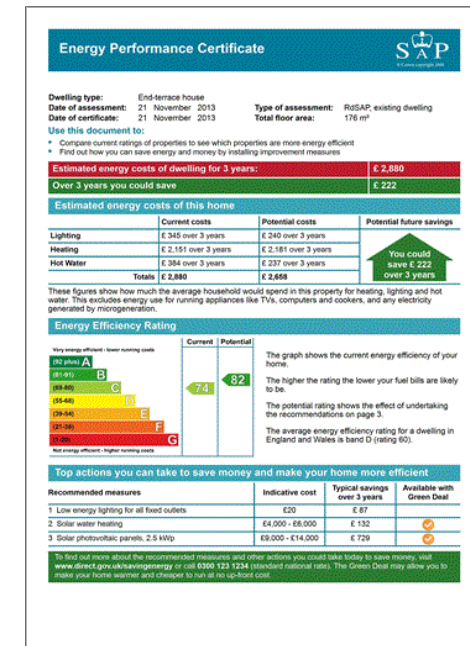
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## Floorplan



## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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