



Candahar Road, London
SW11



Beyond your expectations

A completely unmodernised and unextended house.

EPC: E

Hamptons International

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Completely unmodernised | Unextended | Three bedrooms | West facing garden | 979 sqft | Development opportunity

Offers in excess of £820,000 Freehold

Description

A rare opportunity to acquire a completely unmodernised and unextended three bedroom house in this highly popular enclave of Victorian houses locally known as Little India.

Properties like these are a rare find these days and offer the incoming purchaser the opportunity to create a home of their own style, layout and specification. Once a former Victorian shop, the ground floor benefits from a double reception room, kitchen and shower room, whilst upstairs there are three bedrooms and a WC. There is a good sized West facing garden to the rear.

Other properties nearby have been extended to include a side return, loft extension and rear extension and so the property offers considerable potential to extend (STPP).

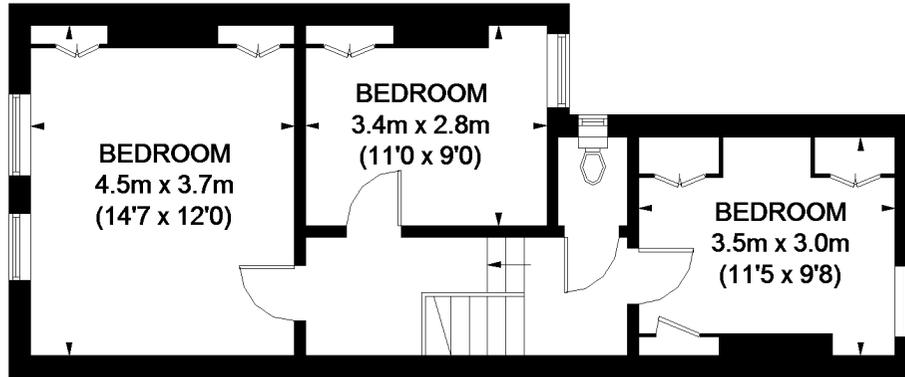
Location

Candahar Road is a very popular street in the heart of "Little India". It is situated within a very close vicinity of Clapham Junction where there are a number of restaurants, bars and shops, as well as the National rail which provides quick access into Central London. A number of bus services run along Falcon Road and Battersea Park Road into Sloane Square and central London.



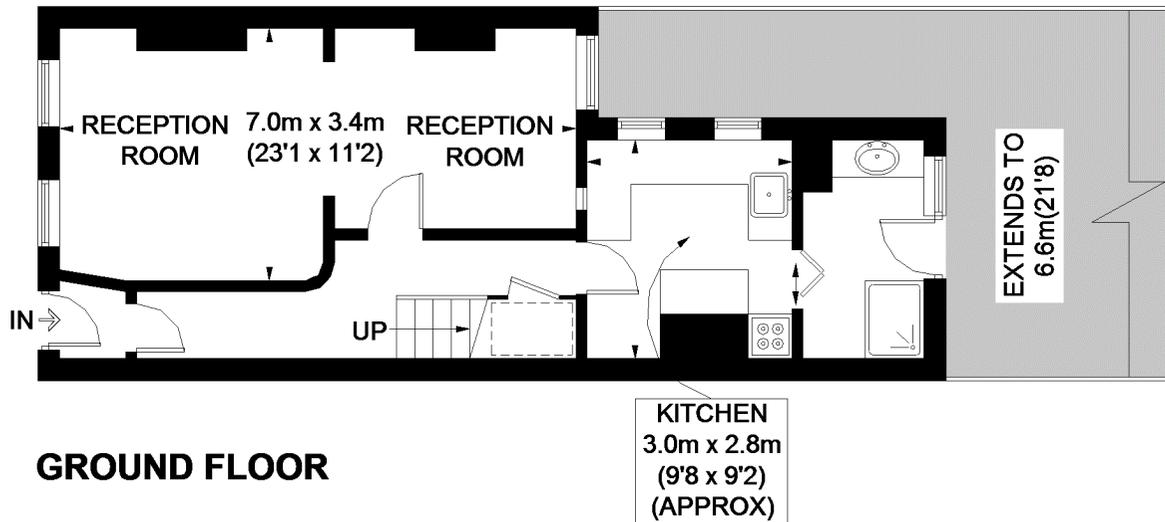
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CANDAHAR ROAD



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 483 SQ. FT. (44.9 SQ. M.)
 FIRST FLOOR = 489 SQ. FT. (45.4 SQ. M.)
 REDUCED HEADROOM
 7 SQ. FT. (0.7 SQ. M.)
 TOTAL = 979 SQ. FT. (91 SQ. M.)



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID199682)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

