



# GFF, 97 Wakehurst Road

, London, SW11 6BZ

**£3,500 Per month**



A spacious three double bedroom Victorian conversion set on Wakehurst Road in the heart of Battersea, ideally positioned just off Northcote Road. This lower ground floor property offers approximately 918 sq ft (85.3 sqm) of internal space with its own private entrance and a south-facing walled garden.

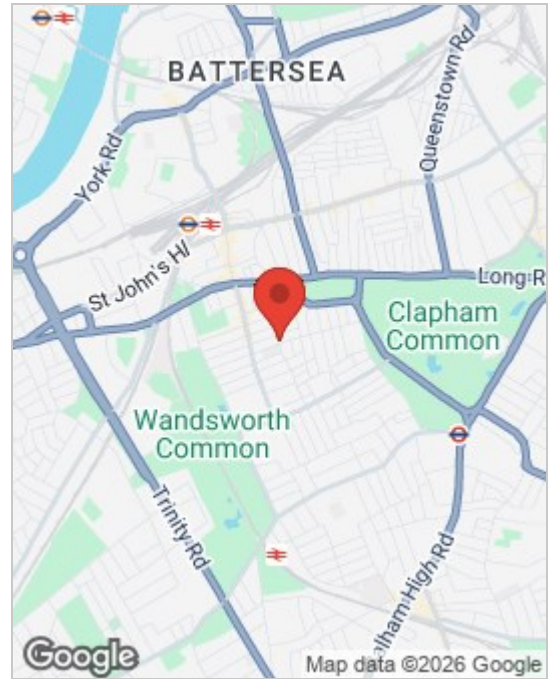
The layout includes three genuine double bedrooms, a bright open-plan reception and dining area with skylights, and direct access to a private garden via French doors. The separate kitchen is well-appointed with a gas hob, integrated oven, dishwasher and washer-dryer. The bathroom is modern and includes a full-size bath with overhead shower.

This property is ideal for professional sharers or families looking to secure a well-laid-out home in one of SW11's most desirable locations.

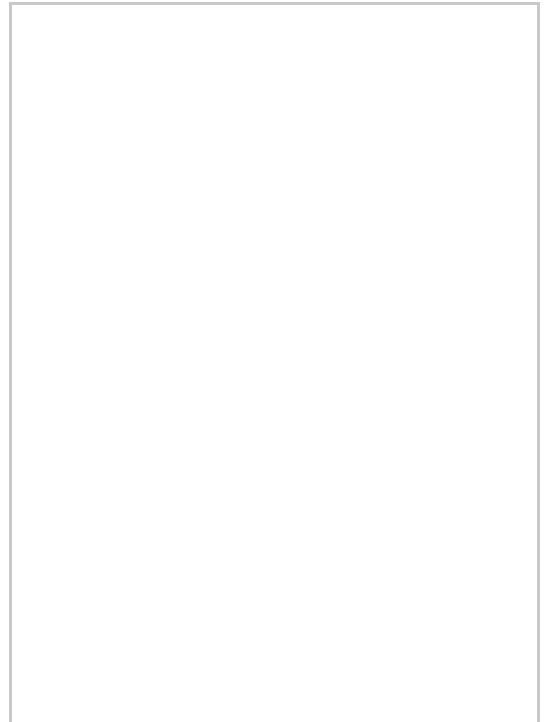
EPC - D  
Council Tax - D



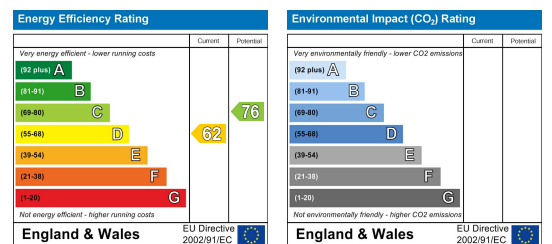
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.