

Truuli



Cologne Road, Battersea, SW11

£800,000 Leasehold

- Chain free
- Split level period conversion
- Open plan kitchen and living area
- Modern and stylish Kitchen breakfast room
- Sash windows with plantation shutters
- High ceilings & Bay fronted
- Engineered real wood flooring
- Two large double bedrooms
- En suite bathroom & shower
- En suite shower room
- Under floor heating downstairs
- Southerly facing property
- Triple tiered private rear garden & Low maintenance

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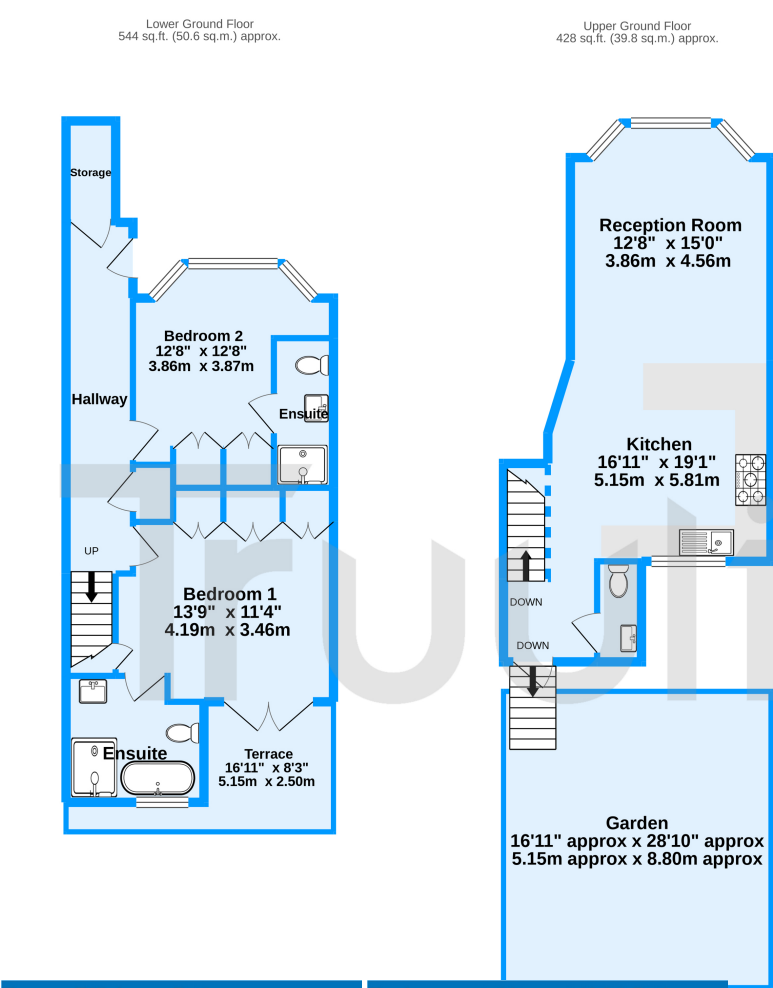
£800,000 Leasehold

vendor comments "I'd always wanted to live in Clapham Junction and was drawn to St John's Hill due to the residential feel of the area and the many restaurants, bars, commons and parks. Cologne Road was particularly appealing as I love the style of houses and it is a very quiet street as it doesn't act as a cut through road. I purchased the property in November 2017 and embarked on a challenging, yet rewarding renovation project. The property originally had a lot going for it such a two good sized bedrooms and a large private garden but it required a full refurbishment which gave me the opportunity to make some structural changes and cosmetic changes to make it a home that I love.

The property is on the Lower Ground and Ground Floor with a private entrance at the Lower Ground Floor. Previously on the ground floor, there were two bedrooms with one shared bathroom but this has been altered to form two bedrooms each with their own en-suite bathroom and fitted wardrobes. An en-suite was built into the bedroom at the front of the house which has a shower. For the back bedroom, the wall was moved to touch the stairs and increase the size of the room. This en-suite has a freestanding bath and separate shower. I also put in French Doors to go out onto the three tiered garden. There are multiple storage areas downstairs as well which always come in handy!

Upstairs, there was previously two separate rooms, a kitchen and living room but this was knocked through to create one large open plan living room/ kitchen. To create additional space, the two chimney breasts were removed throughout the house and this really opened up each room in the house. I also had a small toilet fitted upstairs for convenience. Whilst the garden was originally a good space, it needed a lot of work to have it as the space you see today. Using the different levels we have at the property, I designed a three tier garden with access from the Lower Ground and Ground Floor with two seating areas and a large section with grass/ flower beds. This garden has been perfect in 2020 with the added time spent at home!

In the surrounding areas, there are so many great restaurants/ bars/ independent shops and you will not be far from a number of green spaces. Wandsworth Common and Clapham Common are under 10 minute walk away, as is the Thames. You can walk along the Thames to Battersea Park in 25 minutes so there is a whole host of options. Little needs to be said about the transport links in Clapham Junction as it is great for almost every location and the station is only 5-6 minute walk away.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
		Current	Potential			Predicted	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A			79	(92 to 100) A			0
(81 to 91) B				(81 to 91) B			
(69 to 80) C				(69 to 80) C			
(55 to 68) D				(55 to 68) D			
(39 to 54) E				(39 to 54) E			
(21 to 38) F			31	(21 to 38) F			
(1 to 20) G				(1 to 20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England, Wales & N.Ireland				England, Wales & N.Ireland			

