



Poyntz Road
BATTERSEA, SW11

150 Years
JOHN D WOOD & CO
London, Country & International Property

Poyntz Road

BATTERSEA, SW11

Having remained in the same family for many decades this unmodernised house now offers the opportunity for a new owner to create a wonderful family home. Subject to the usual consents the property could be extended to create additional living space as well as further accommodation.

Poyntz Road runs to the east off Latchmere Road and is located within a charming backwater of streets with no through traffic.

The Latchmere Leisure Centre, Nuffield Health Club and the shops and restaurants on Battersea Park Road are close by. Transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road. Clapham Junction provides further transport and shopping opportunities. Battersea Park with all its leisure amenities is within 1km.

Floor Area: 1,181 sq.ft. / 109.7 sq.m.





Guide Price: £695,000
Subject to Contract

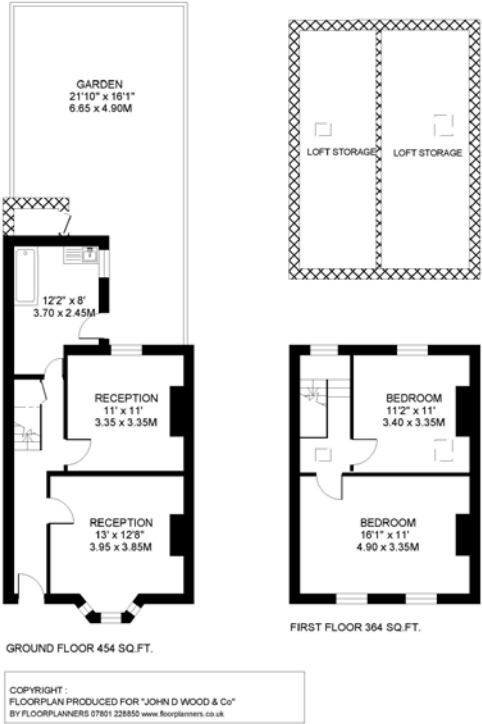
Local Authority: Wandsworth
Council Tax Band: E
Tenure: Freehold
Reference: BAT260099

Approximate Gross Internal Area:
1,181 sq.ft. / 109.7 sq.m.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

POYNTZ ROAD
BATTERSEA, LONDON SW11

APPROXIMATE INTERNAL FLOOR AREA
818 SQ. FT / 76 SQ. M.
PLUS ADDITIONAL AREAS 363 SQ. FT / 33.7 SQ. M.
TOTAL AREA SHOWN ON PLAN
1181 SQ. FT / 109.7 SQ. M.



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