

**WAVERLEY HOUSE.**  
Anhalt Road, London



# PREFACE.

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## Accommodation:

Hall | Kitchen/Dining room | Drawing room | Sitting room | Study (or 5th bedroom) | Cloakroom | Utility room | 4 Bedrooms | 4 Bathrooms

## Outside:

Garden and first floor terrace

## For sale Freehold:

Approximate total Gross Internal Floor Area: 243.0 sq m / 2,616 sq ft



WAVERLEY HOUSE

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Waverley House sits at the end of a line of handsome Victorian terraced houses with accommodation split over five floors.





WHY WE LOVE ANHALT ROAD.

Houses seldom come up for sale on this highly desirable street. Superbly positioned for immediate access to the river, Battersea Park and to Chelsea, which is a short stroll away over beautiful Albert Bridge.

Waverley House sits at the end of a line of handsome Victorian terraced houses with accommodation split over five floors. The house is semi-detached and benefits from an outdoor side passage that runs from the front of the house to the garden, which is convenient for bike storage and getting to the garden without having to go through the house.

Waverley House enjoys a lovely green outlook both at the front and back. The front looks over the tree lined Anhalt Road and down the leafy back gardens of Parkgate Road. The back looks over its own west facing garden.

The house has high ceilings and a great flow, perfect for family life and entertaining. Of particular note is the clever positioning of the windows and incorporation of lightwells which bring plenty of natural light into the house. It has also been generously equipped with copious amounts of built-in storage throughout.

The front door opens onto a hallway. To the right is a large double aspect

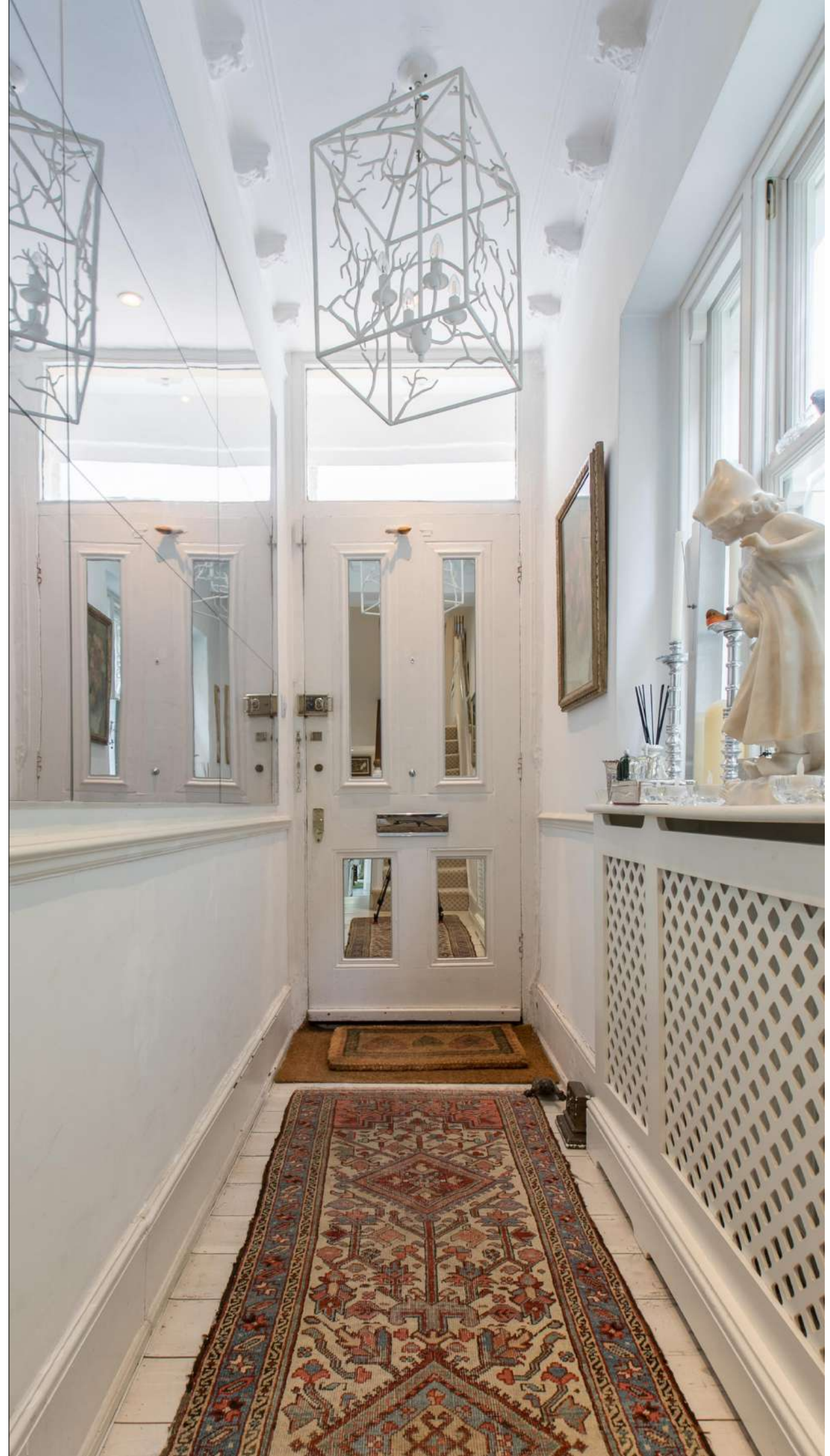
drawing room with original ceiling roses, attractive bay window and handsome chimneypiece. Along the hallway past a cloakroom sits the kitchen/dining room with an island and space for a large dining table set under a skylight. The kitchen leads on into a sitting room with French doors onto the garden.

A lower ground floor with high ceilings and large bay window looking onto a lightwell is currently configured as a study, a shower room and a utility room but could be used as a self-contained annex if required.

On the first floor, the principal bedroom has been opened up to form an open plan double aspect suite with a large shower and bath. Another double bedroom is located on this floor with French doors onto a roof terrace and is adjacent to its own shower room.

The second and third floors house a family bathroom and two further double bedrooms, one of which is currently set up as a charming children's dormitory.

























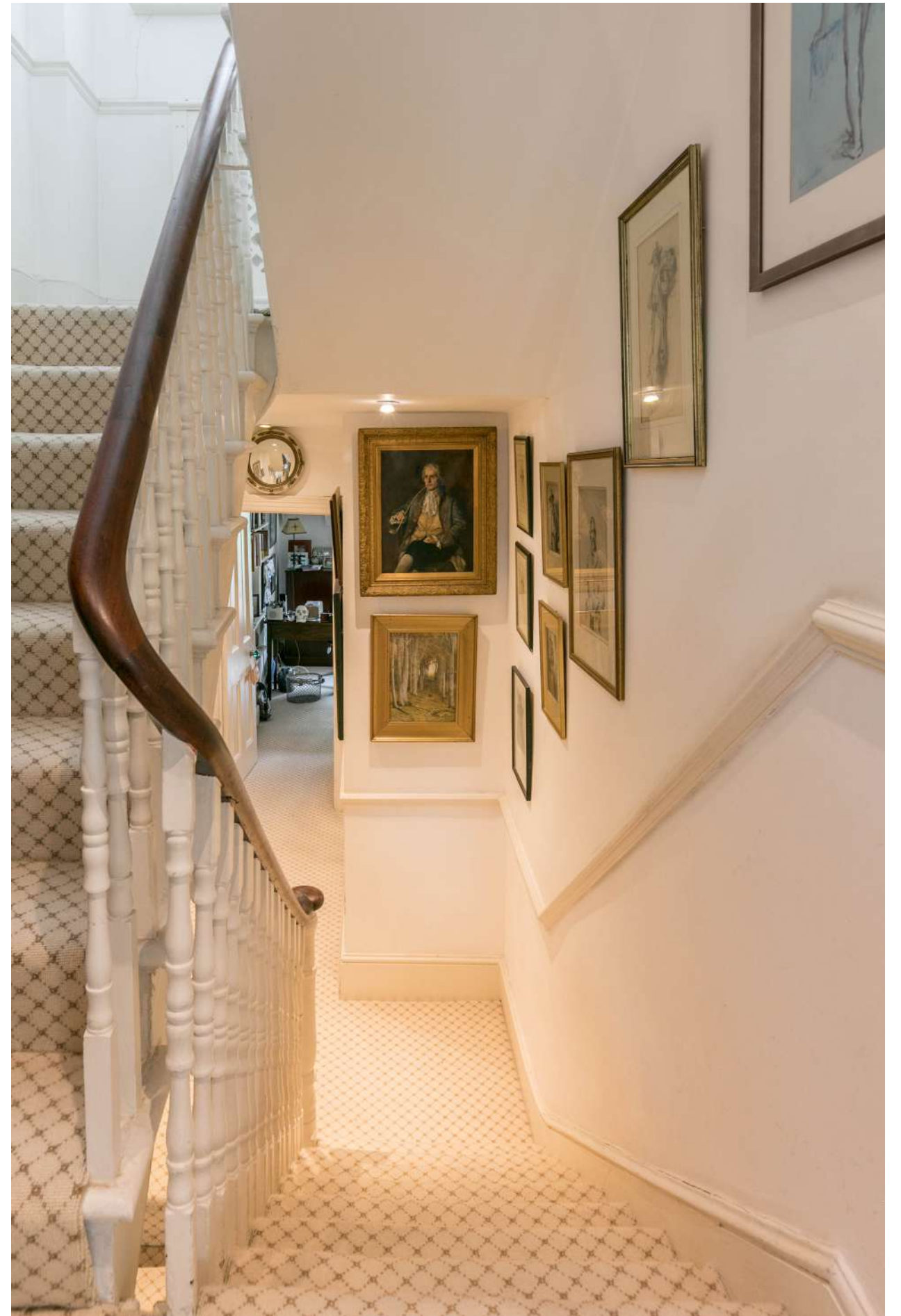




















COVETED GREEN SPACE AND A HUB FOR LOCAL ACTIVITY.

Anhalt Road is situated one street back from the Northwest corner of Battersea Park and bordering The Battersea Park Conservation Area.

Battersea Park is 200 acres and serves as both coveted green space and a hub for local activity. It boasts an extensive riverside promenade, a zoo, a gallery, a boating lake, sports facilities and popular café The Pear Tree.

Albert Bridge and Battersea Bridge are both within a 5-minute walk, giving easy access to the well-healed shops and restaurants of The

King's Road and Chelsea as well as immediate amenities between the park and Battersea Bridge Road such as Bayley and Sage grocers and the Prince Albert pub.

Further shopping and eateries are located in the iconic Battersea Power Station along with a cinema and a theatre.

The area also has a vibrant art and antiques scene with Robert Young Antiques and The Tolstoy Edit based nearby and the renowned Decorative Antiques & Textiles Fair and Affordable Art Fair regularly held in Battersea Evolution Centre.

"The parks are the lungs of London."

*William Pitt The Elder*

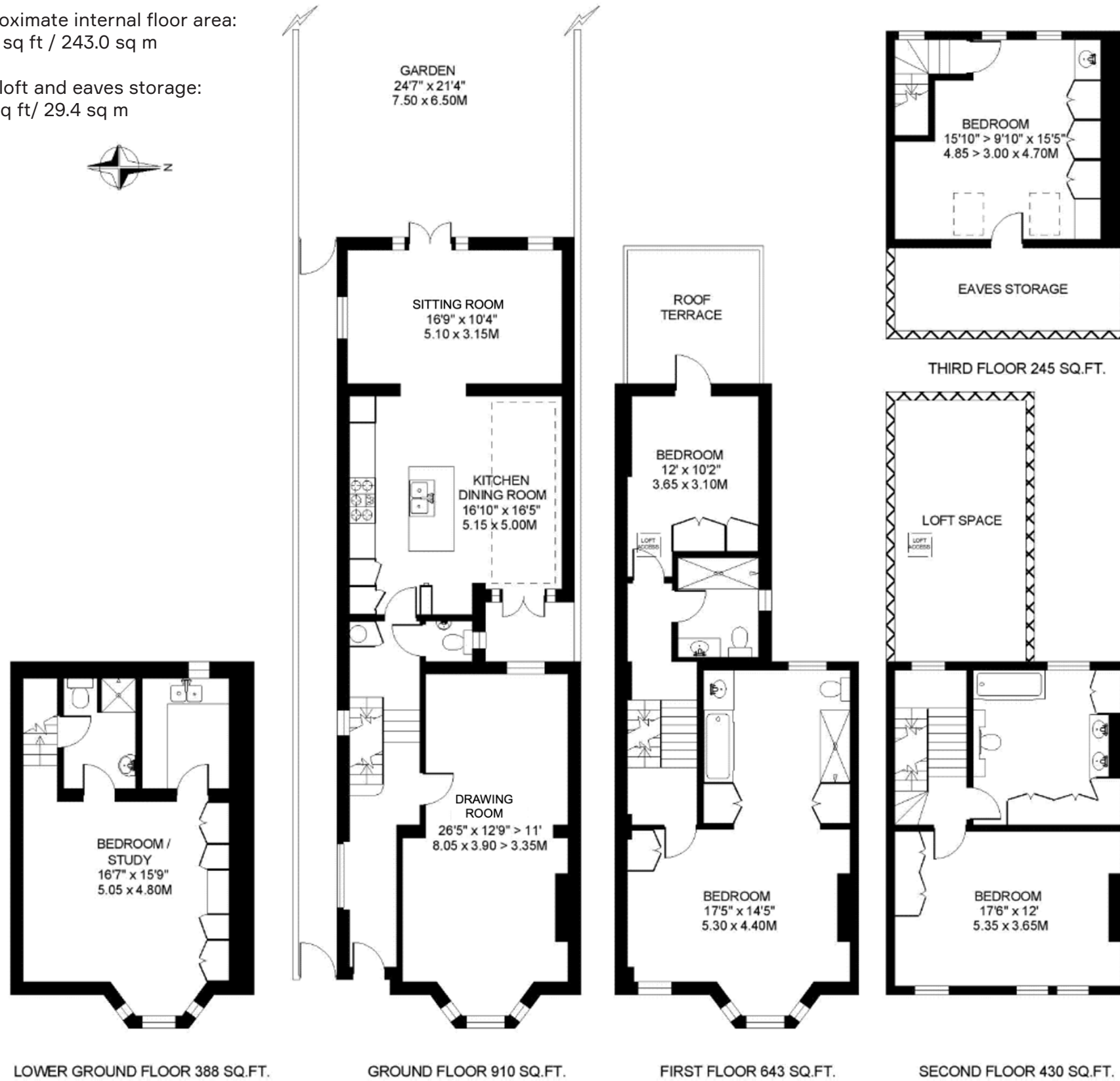




Anhalt Road, Battersea, London  
SW11 4NX

Approximate internal floor area:  
2616 sq ft / 243.0 sq m

Plus loft and eaves storage:  
317 sq ft / 29.4 sq m



Services: Mains water, drainage and electricity.  
Gas fired heating.

Fixtures and Fittings: Only those mentioned  
in these sales particulars are included in the  
sale. All others, such as fitted carpets, curtains,  
light fittings, garden ornaments are specifically  
excluded but may be available by separate  
negotiation.

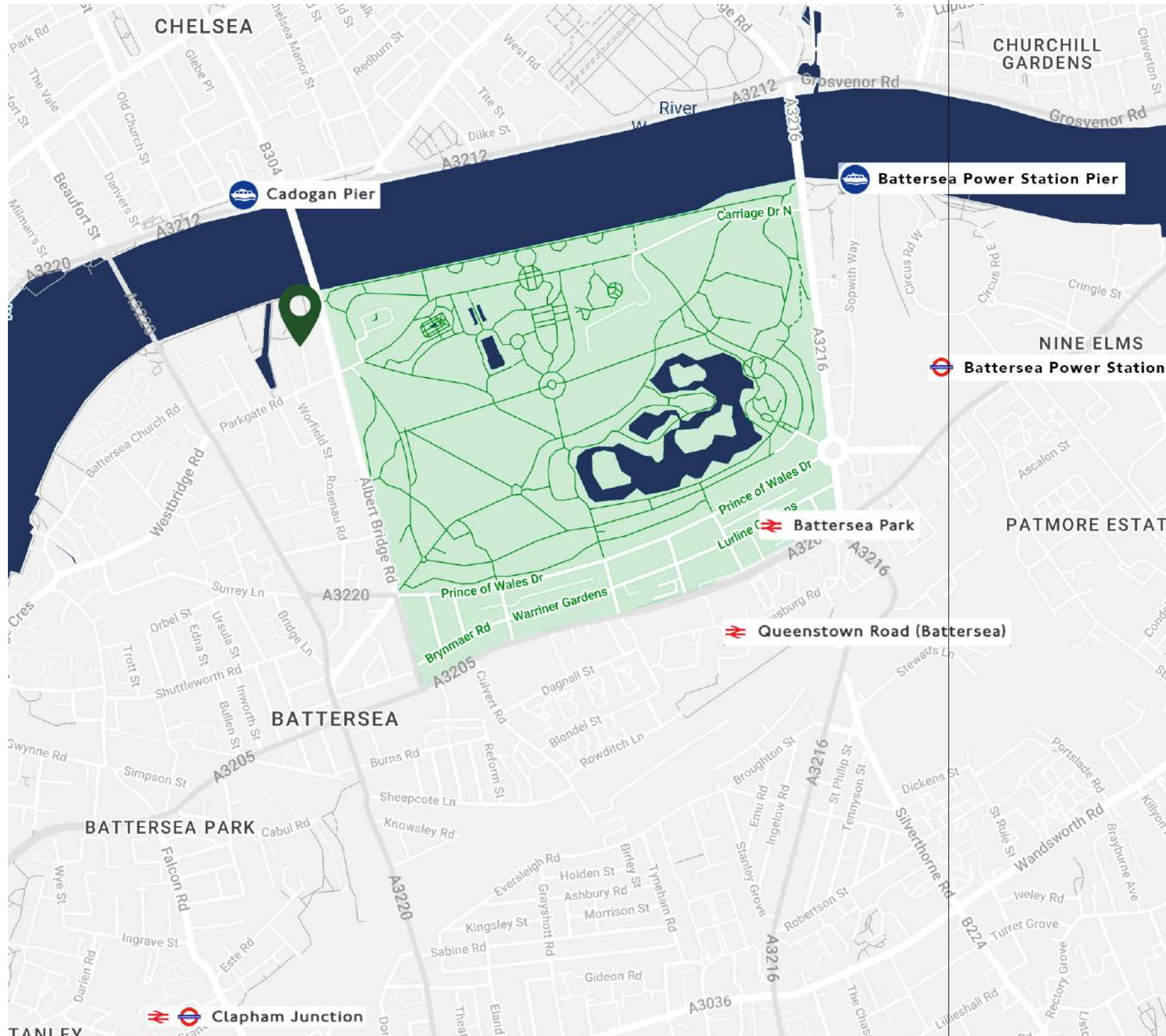
Local Authorities: Wandsworth Council. Tel: 020  
8871 6000

EPC Rating: E

Postcode: SW11 4NX

Viewings: All viewings must be made strictly by  
appointment only through the vendor's agents.





TRANSPORT LINKS.

Battersea Park Station 1 mile | Queenstown Road Station 1 mile | Battersea Power Station 1.3 miles | Sloane Square 1.2 miles | Clapham Junction 1.3 miles

(Distances and time approximate)

**B**attersea Power Station and Clapham Junction both provide access to central London via the Northern Line with Overground links and Southern Rail services available at Battersea Park and Queenstown Road stations. The area has excellent bus services as well as river services to the City and Canary Wharf from Cadogan Pier.

GREAT SCHOOLS

There is a fantastic choice of highly regarded schools in the area including St Thomas' Battersea, Newton Prep School and Eaton House as well as further choice in neighbouring Chelsea.

CHAPTERS' PAST

The area of Battersea Park was previously known as Battersea Fields. The site was occupied by a tavern called The Red House which was frequented by Charles Dickens and came to be noted as a hot spot for drinking, gambling, debauchery and brawling by the mid 19th century.

It subsequently attracted the attention of authorities, including an organisation named 'The Committee for the Suppression of Vice', until an Act was passed for the site to be developed into a formal park which was opened by Queen Victoria in 1858.

Happily, the park and its surrounding streets are still thriving today but in rather more upstanding and family friendly circumstances!





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*Photographs and details prepared in 2023.*





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