



Restoration Square  
London, SW11

CHESTERTONS









A stunning two bedroom, two bathroom mews house located in Restoration Square, a gated development just off Battersea High Street.

This semi-detached house within a privately gated and secure development is just shy of 1250 sqft and has a wonderful light and bright feel throughout. The house benefits from two large double bedrooms one with its own balcony, two bathrooms (one en suite), large living room space leading onto a patio garden and there are substantial and well-maintained communal gardens. Furthermore this delightful property comes with an allocated car parking space. A further floor could be added (STPP) to give a further two bedrooms.

Battersea Square is located in the heart of Battersea and has the benefit of being close to the vast open space of Battersea Park and the Thames Pathway. Battersea Bridge is only a 10 minute walk away, providing quick and easy access to the Kings Road as well as Clapham and Wandsworth.

The cafes, restaurants and shops of Battersea Square, Battersea High Street and Battersea Park Road are also close by. Transport is good with Battersea Park and Clapham Junction (approximately 0.6 miles) stations nearby with direct routes to either Victoria, Waterloo and the London Underground network. There are a variety of buses from Battersea Park Road going North of the river or to Vauxhall. The property also benefits from the new Battersea Power Station redevelopment offering many bars and restaurants as well as the new Northern line tube station (approximately 1.4 miles).

- Mews House within a lovely gated development
- Superb Battersea Square Location
- Off street parking
- Great condition throughout
- Private garden and balcony
- Communal Gardens

Asking Price £1,000,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
92-100 A		87
81-91 B		
69-80 C	72	
55-68 D		
49-54 E		
45-48 F		
35-44 G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0 No Ground rent  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

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## Restoration Square, SW11

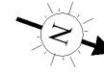
Approximate gross internal area

115.57 sq m / 1244 sq ft

(Including Garage)

Garage

13.66 sq m / 147 sq ft



Key :  
CH - Ceiling Height



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