



Eaton House
Vicarage Crescent, SW11

CHESTERTONS





This large, two bedroom garden flat extending to just shy of 600 square foot is finished to a modern standard.

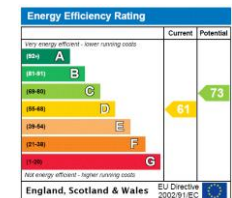
Eaton House, based in Vicarage Crescent is a purpose built development with incredible communal gardens throughout. The development further offers a porter that lives on-site.

The property itself has two large double bedrooms along with a larger than average family bathroom. The property further offers a great entertaining space in the large reception room that looks out onto the communal gardens.

Vicarage Crescent is situated at the northern end of Battersea High Street, a quiet residential street notable for being the location of Thomas's Battersea School and opposite the open spaces and recreational facilities of Fred Wells Gardens. The property is located in close proximity to the shops and restaurants of Battersea Square, including Gail's Bakery and London House by Gordon Ramsay. Clapham Junction, with its links to Waterloo & Victoria is a 12 minute walk away.

- Communal Gardens
- Private Parking
- Ground Floor Flat
- Porter
- Gated Development

Asking Price £500,000



Tenure: Share of Freehold 956 years 9 months
Service Charge: £4306.5 Includes building costs and insurance, additional cost of
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: C

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road
 London
 SW11 3AU

sales.batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

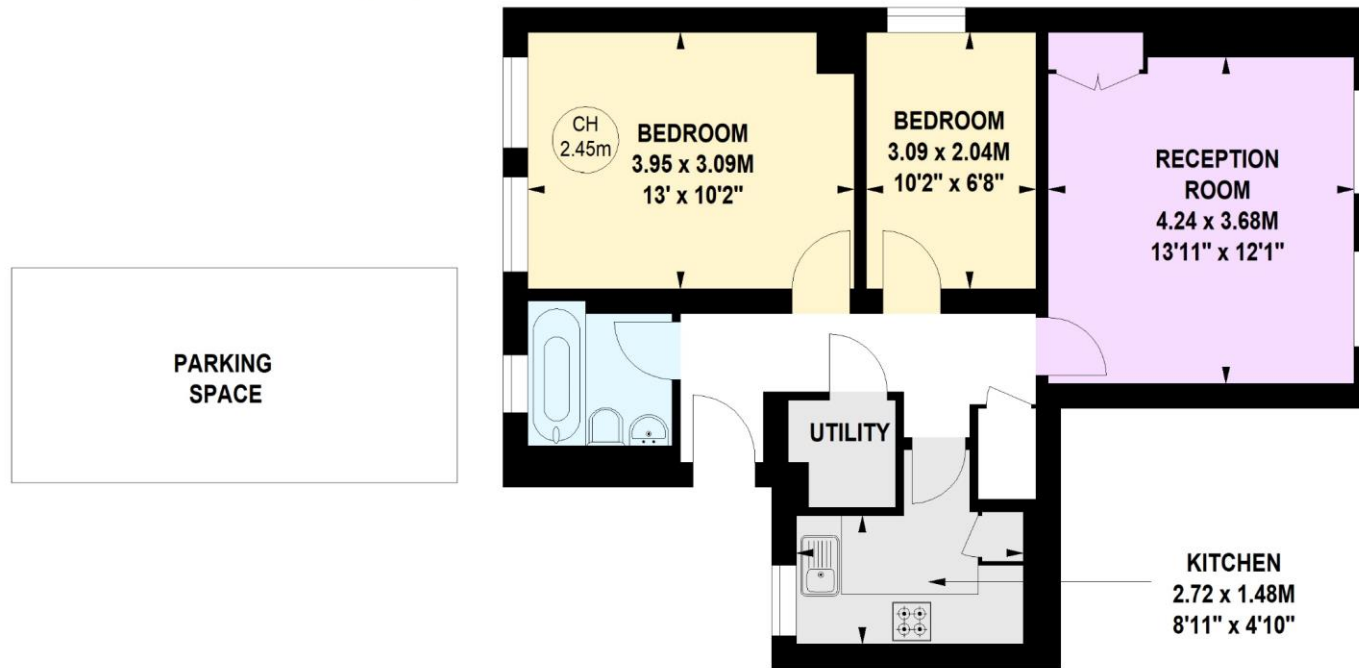
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Approximate gross internal area

54.07 sq m / 582 sq ft



Key :
CH - Ceiling Height



Ground Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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