



Ransomes Dock
35-37 Parkgate Road, SW11

CHESTERTONS





Discover the potential of this charming two-bedroom apartment, ideally situated in the vibrant and picturesque area of Battersea, just west of the expansive Battersea Park. This residence offers an excellent opportunity for those looking to create their dream home in one of London's most desirable areas.

Set across the upper two floors of a classic building, this apartment exudes character. The property features a generous open-plan living and dining area, bathed in natural light. The kitchen, though in need of modernization, offers ample space and the opportunity to design a culinary haven tailored to your preferences.

Both bedrooms are spacious and comfortable along with an en-suite bathroom plus separate shower room for the second bedroom.

One of the standout features of this apartment is the private roof terrace. This delightful outdoor space is perfect for enjoying your morning coffee, evening wine, or hosting intimate gatherings. The property benefits from no forward chain.

The location is unparalleled, offering easy access to the beautiful Battersea Park, perfect for a variety of outdoor activities. The proximity to the river adds to the serene atmosphere, providing picturesque riverside walks and a

- Situated just west of Battersea Park, offering easy access to beautiful green spaces and riverside walks.
- A charming outdoor space perfect for relaxation and entertaining with lovely views.
- Set across the upper two floors, featuring a generous open-plan living and dining area filled with natural light.
- The kitchen and overall apartment provide an excellent opportunity for customization and modernization.
- Close to local cafes, restaurants, shops, and excellent transport links for easy commutes around London.

Asking Price £1,250,000

Energy Efficiency Rating		Current	Potential
95+	A		
81-94	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs. EU Directive 2002/91/EC. England, Scotland & Wales.

Tenure: Leasehold 122 years 10 months

Service Charge: £0

Ground Rent: £100

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

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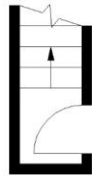
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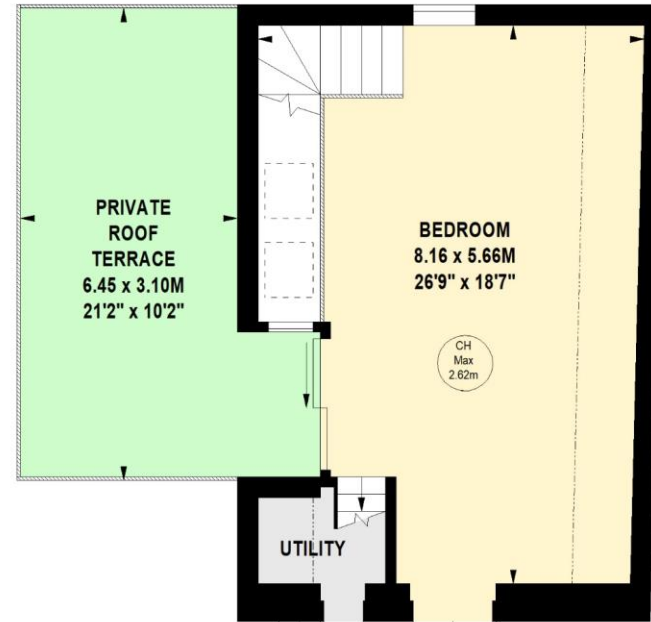
Approximate gross internal area

112.59 sq m / 1212 sq ft

Key :
CH - Ceiling Height



Second Floor



Third Floor

First Floor
Entrance

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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