



Ingelow Road  
Battersea, SW8

CHESTERTONS









Chestertons takes great pleasure introducing to the market this attractive first floor three-bedroom apartment, located on a quiet residential street in the popular Diamond Conservation area.

This impressive apartment has accommodation exceeding 1085sq. ft. and comprises of a bright and airy open plan reception/kitchen with ample space for dining and entertaining. There are three double bedrooms, two of which benefit from en-suite bathrooms.

The property is ideally located a short stroll to the many bars, restaurants and shops on offer on Queenstown Road. The property is also moments from both the green open spaces of Clapham Common and Battersea Park, The Northern Line Extension and a short bus ride to Sloane Square and the Kings Road.

- Delightful Victorian conversion
- Well-presented and tastefully decorated throughout
- Open plan kitchen/ reception room
- Located in the Diamond Conservation Area
- Close to the bars, restaurants and shops of Queenstown Road
- A short bus ride to Clapham Common, Sloane Square and the Kings Road

Asking Price £725,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	72	76
58-68 <b>D</b>		
49-57 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 969 years 10 months

**Service Charge:** £0 Adhoc. Building Insurance £650pa

**Ground Rent:** £50

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Ingelow Road, SW11



Approx Gross Internal Area **1085 Sq Ft - 100.80 Sq M**

(Includes Limited Use Area and Eaves - 164 Sq Ft)

Drawn in accordance with **IPMS 3B: Residential**

For Illustration Purposes Only - Not to Scale

Ref: No. 50246

