



Victorian Heights
Thackeray Road, SW8

CHESTERTONS





A charming and very grand two-bedroom apartment located in this characterful converted school, the apartment offers a great mix of period and modern living, photographs do not do this apartment justice.

Set in the Victorian Heights development, the property is located on the first and second floors and offers a huge amount of entertaining space, as you enter you are immediately put into the large reception room which is open plan to your kitchen. Leading off the living area through large patio doors is a fantastic private roof terrace that further strengthens the apartment entertaining space options.

The property has two double bedrooms located on the second floor with one bedroom benefiting from a mezzanine floor, which could be utilised as a home office. Two modern bathrooms serve the property and one is located on each of the two main floors of the apartment. A demised parking space is conveniently located next to the entrance to the building and benefits from an electric car charging port.

Victorian Heights is gated development situated in the 'Diamond Conservation Area' on Thackeray Road, Battersea SW8, and is well placed for the local amenities in Battersea, as well as Queenstown Road over ground station, which has direct services to Victoria station.

- School conversion
- High ceilings
- Large private terrace
- Perfect for entertaining
- Designated parking space with electric charging port

Offers over £1,000,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	73	75
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

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

Tenure: Share of Freehold
Service Charge: £7,000 pa
Ground Rent: £0
Local Authority: London Borough of Wandsworth
Council Tax Band: G

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Approx Gross Internal Area **1368 Sq Ft - 127.09 Sq M**

Includes Limited Use Area - 196 Sq Ft - Excludes Void
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
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