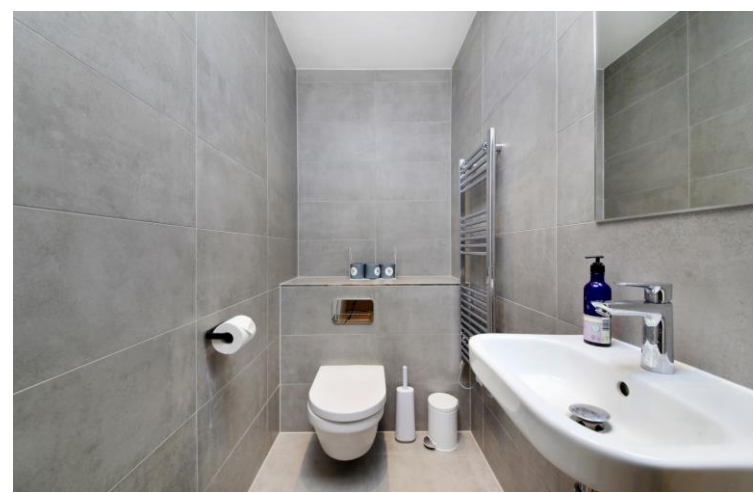




Patcham Terrace  
Battersea, SW8







This bright and spacious duplex apartment in Patcham Terrace offers an excellently blend of practical living and entertaining space.

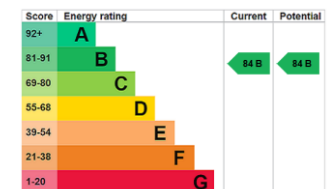
The first floor of the property comprises of a large open plan living room/ kitchen with plenty of space for a family dining table while still having another section of the room available as a dedicated seating area. The room is dual aspect with floor to ceiling windows letting in an abundance of natural light and the room is completed with access to the winter garden. The floor also has the 3rd bedroom and a separate WC.

The second floor has a modern family bathroom and the second bedroom that's a good sized double. The property is finished with a huge, dual aspect master bedroom, the room has a plenty of built in wardrobes in a dressing area that leads onto the stylish en-suite shower room.

The development benefits from a 24-hour concierge and is excellently located only a few minutes' walk from the near 200 acres of green space in Battersea Park. Transportation is close at hand with both Battersea Park and Queenstown Road rails stations in close proximity. The modern commercial hub that is Battersea Power Station is only 0.3 miles away with its shops, bars and restaurants as well as the Northern Line underground station.

- Three Bedrooms
- Two bathrooms
- Duplex
- Balcony
- High Specification

Asking Price £850,000



**Tenure:** Leasehold 239 years 8 months

**Service Charge:** £4837.98

**Ground Rent:** £750

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

**Chestertons Battersea Park & Nine Elms Sales**

62-64 Battersea Bridge Road

London

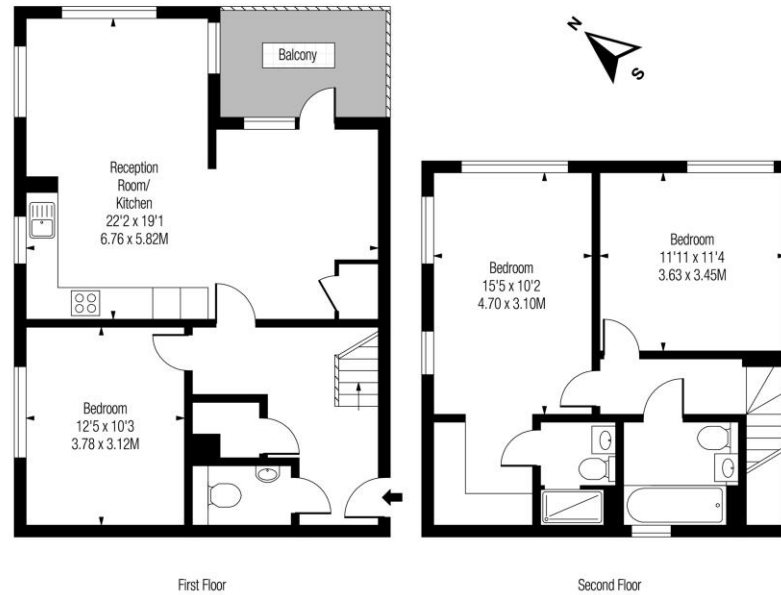
SW11 3AG

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0203 040 8700

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## Patcham Terrace, SW8



**Approx Gross Internal Area**

**1132 Sq Ft - 105.16 Sq M**

Includes Limited Use Area - 4 Sq Ft  
 Drawn in accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 51375



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