



St Philip Street
Battersea, SW8

CHESTERTONS





A beautifully presented two-bedroom period flat set within the desirable Diamond Conservation Area of Battersea. Offered to market chain free.

The property has been lovingly finished throughout and offers generous living accommodation and plenty of storage. The property comprises a separate kitchen and living area with integrated appliances and high specification base level and eye level units, a quiet master bedroom boasting free standing wardrobes and lots of natural light, a second generous double bedroom, a modern bathroom which includes a white three piece suite with shower over the bath.

The property is situated a short walk from Battersea Park and Queenstown Road overground stations. Whilst also benefitting from Battersea Power Stations new amenities and northern line tube station.

- Chain free
- Bright dual aspect second floor period flat
- Generous living space and fitted kitchen
- Two good sized double bedrooms
- Located in Battersea's desirable Diamond Conservation Area

Guide Price £625,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	71	78
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 104 years 8 months

Service Charge: £1464

Ground Rent: £400

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

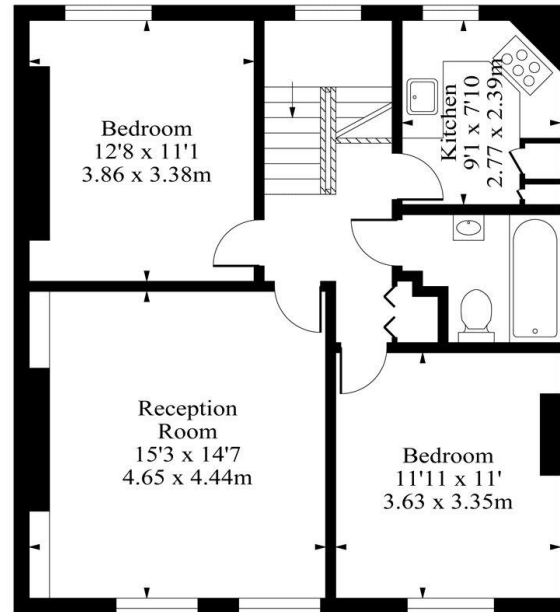
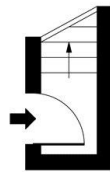
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First Floor

Second Floor

Approx Gross Internal Area **749 Sq Ft - 69.58 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 28560

