



Emu Road
Battersea, SW8

CHESTERTONS





Chestertons take great pleasure introducing to the market this charming three bedroom Victorian maisonette located on a highly sought after road close to Battersea Park. Entering through the private front door up to the first floor there is a generous reception room and one bedroom. Towards the rear of the property there is a well-appointed eat-in kitchen, a fully fitted bathroom with modern suite and a private roof terrace. On the second floor there is another double bedroom and a main double bedroom complete with an en-suite shower room. The property has period features throughout and an abundance of natural light. Emu Road is one of the prime roads in the Diamond Conservation Area and is located a short walk to the open spaces of Battersea Park and Clapham Common. Numerous bus links provide access to Sloane Square and the Kings Road. Battersea Park and Queenstown Road overground stations are moments away and you are within walking distance of the new Battersea Power Station development and northern line extension.

- Mid-terrace Victorian split level maisonette
- Beautiful light reception room with period fireplace
- Private roof terrace
- Three double bedrooms
- Offered to market chainfree

Guide Price £775,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
62-81	C		
43-62	D		
25-43	E		
10-25	F		
1-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Tenure:

Service Charge: £0

Ground Rent: £0

Local Authority:

Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

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Approx Gross Internal Area **1168 Sq Ft - 108.51 Sq M**

For Illustration Purposes Only - Not To Scale

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