



Queenstown Road
Battersea, SW8

CHESTERTONS





A well-presented and attractive ground floor Victorian maisonette located on Queenstown Road.

The private front door opens onto a welcoming hallway off of which is a spacious reception room boasting a period fireplace, stripped wooden floors and sash windows. The master bedroom features a built in wardrobe, period fireplace and a sash window overlooking the garden.

To the rear of the flat there is a further bedroom and a stylish bathroom. The fully fitted modern kitchen benefits from space for a large dining table and a door that leads to the west facing patio garden with ample room for alfresco dining.

Queenstown Road is very well located for access to the open green spaces of both Battersea Park and Clapham Common. Queenstown Road and Battersea Park mainline stations are also within close proximity of this delightful property providing direct links to Waterloo and Victoria respectively and the 137 bus will take you over the river to Sloane Square.

- Two Bedrooms
- Large Kitchen
- Private Garden
- Ideally located for Transport
- Chain Free

Asking Price £575,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 112 years 4 months

Service Charge: £2374

Ground Rent: £100

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

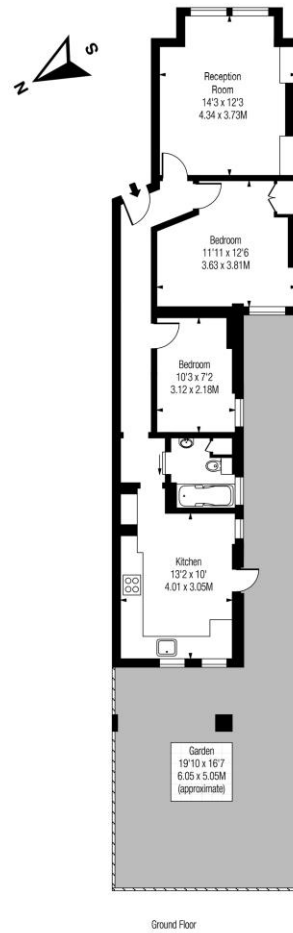
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Approx Gross Internal Area 657 Sq Ft - 61.03 Sq M

Includes Limited Use Area - 8 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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