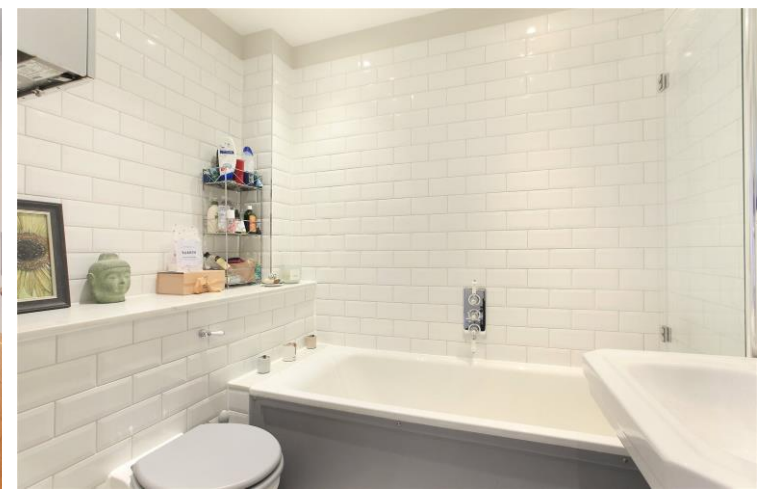




Battersea High Street
London, SW11

CHESTERTONS





A wonderful two-bedroom apartment presented in excellent condition throughout and is situated in a private gated mews development.

The apartment is situated on the first floor and compromises open plan living with a separate kitchen area featuring a range of modern fitted units and integrated appliances. There are two double bedrooms and a modern fitted bathroom off the entrance hall.

The property is within close proximity to the cafes, bakeries and al fresco dining at Battersea Square. The vast green space of Battersea Park is a short walk as well as the river Thames with access to the Thames path for pleasant evening walks. Transport options are plentiful with Clapham Junction Mainline station a 10 minute walk away, multiple bus routes available to pick up from Battersea Park Road and just over a 10 minute walk to St Mary's Wandsworth Pier to be able to hop on the Thames Clipper.

- Two Bedrooms
- Open plan living
- Private gated development
- Chain Free
- Close to Transport

Asking Price £495,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	72	75
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 108 years 6 months

Service Charge: £1700

Ground Rent: £250

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

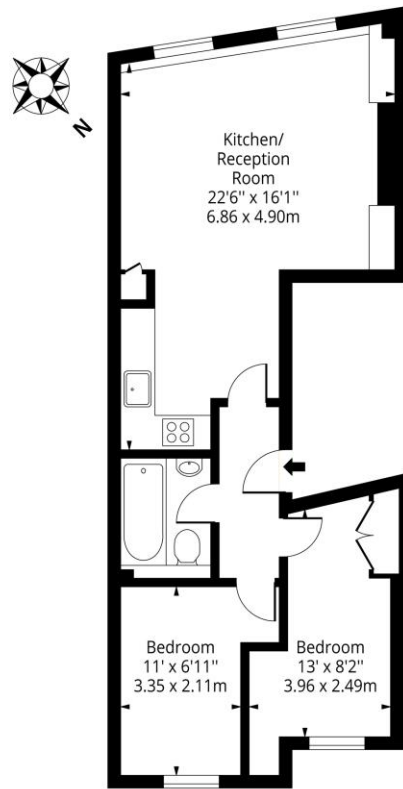
London

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First Floor

Approx Gross Internal Area **576 Sq Ft - 53.51 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 35171