



Battersea Church Road
London, SW11

CHESTERTONS





A delightful two-bedroom, two-bathroom ground-floor flat with private entrance, garage and southwest facing garden.

This well-presented flat comprises over 900sq ft of living space, with a large reception room featuring sliding doors that open out to the well-maintained private garden with lovely views onto the communal garden. The separate kitchen is well designed, incorporating plenty of worktop and cupboard space. The two bedrooms are both equally sized, large double rooms each with well-designed Hammonds fitted wardrobes offering plenty of storage. The master bedroom benefits from an en-suite shower room, and the second bedroom is served by a pleasant family bathroom. The wide hallway offers further storage a private entrance and garage complete the property.

Built in 1986, the flat is part of the well-regarded Morgan's Walk development, situated between Battersea Bridge and the landmark Richard Rogers designed Montevetro building. Battersea Park, with its 200 acres of open space and excellent leisure and sporting facilities lies less than 500 metres away, while Chelsea's vibrant Kings Road is just a short walk across the bridge.

The location also offers easy access to riverside walks, local grocer shop, cafés, and restaurants. Excellent transport connections include local buses, tube stations, and mainline services from both Clapham Junction and Victoria, ensuring quick links across London.

- Two double bedrooms
- Two bathrooms
- Private Southwest facing garden
- Garage
- Private entrance

Guide Price £900,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 177 years

Service Charge: £3280

Ground Rent: n/a

Local Authority: London Borough of Wandsworth

Council Tax Band: F

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GROSS INTERNAL AREA (GIA)
The footprint of the property
84.5 sq m / 909 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
5.2 sq m / 56 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
40.4 sq m / 434 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floorplan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

