



Valiant House  
Vicarage Crescent, SW11





Valiant House is a private gated development situated in the highly desirable Battersea Square. Featuring allocated parking, as well as a lift and an on-site porter this spacious 2 bedroom first floor flat is a wonderful home in a wonderful location.

Comprising large reception room with ample entertaining space, two double bedrooms, kitchen, bathroom and separate WC, this charming apartment is naturally light and bright and is presented in good condition.

The property is located in very close proximity to the Thames riverside walk, as well as the cafes and restaurants of Battersea Square, and Battersea High Street, where the notable Thomas' School is situated. There is a bus stop outside the development with links to Victoria and both Chelsea and Clapham Junction are less than a mile away and the 200 acres of Battersea Park with its open spaces and recreational facilities is only a short stroll.

- Secure gated development
- On site porter
- Two double bedrooms
- Large entertaining space
- Separate WC
- Allocated off street parking

Offers in excess of  
£700,000

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D | 55                      | 58        |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20                                        | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

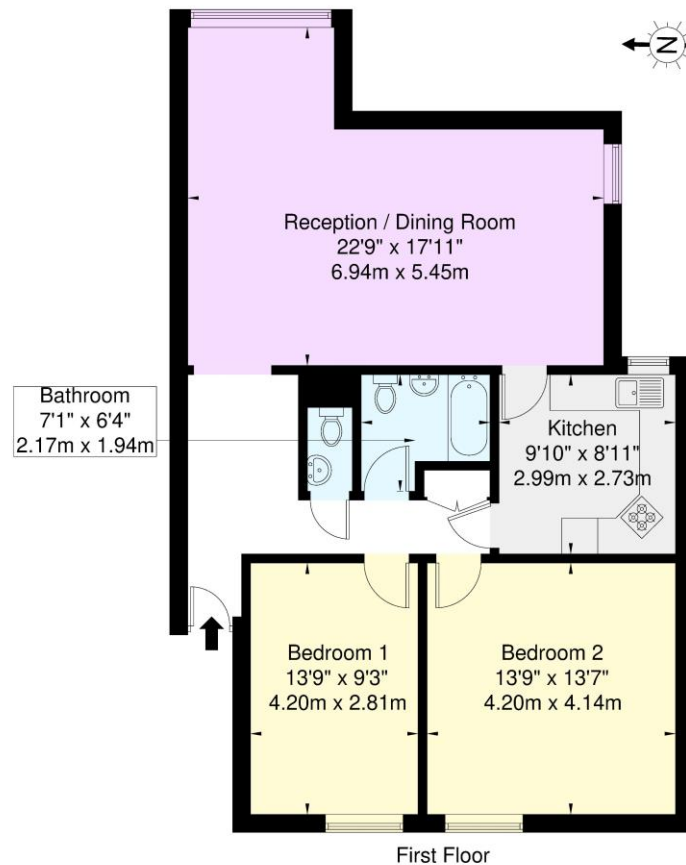
**Tenure:** Share of Freehold  
**Service Charge:** £6782.68 including bi-annual Reserve Fund  
**Ground Rent:** No Ground Rent  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

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# Valiant House, Vicarage Crescent, SW11 3LX

Approx Gross Internal Area = 89.1 sq m / 959 sq ft



Ref

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PLAN**

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