



Sherwood Court
Chatfield Road, SW11





This substantial 2nd floor apartment is presented in excellent condition and is situated in Sherwood Court, a popular modern block in an excellent riverside location. The property extends to over 900 square feet and offers stunning views East and West down the Thames from the large balcony, as well as the reception room. The property further benefits from a secure underground parking space.

With the Thames Path directly on your doorstep, you are just a short stroll along the river from an array of superb restaurants and bars. Clapham Junction and Wandsworth town stations are both within a 10 minute walk and the Thames Clipper stop at Plantation Wharf is moments away.

- Two bedrooms
- Large private balcony
- River views
- Two bathrooms
- Private Parking

Asking Price £780,000

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

Tenure: Share of Freehold 960 years

Service Charge: £3644 Approx

Ground Rent: TBC

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

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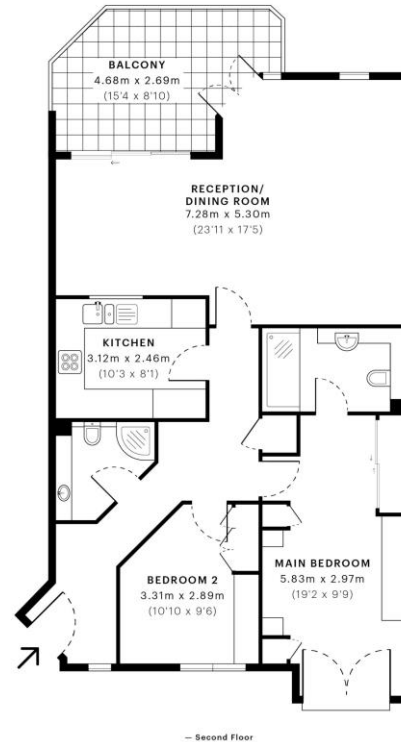


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CAPTURE DATE 08/03/2022 LASER SCAN POINTS 1,766,009

GROSS INTERNAL AREA

84.70 sqm / 911.70 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
84.70 sqm / 911.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes wallrooms, restricted head height
81.54 sqm / 877.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
9.77 sqm / 105.16 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWAS 3D RESIDENTIAL 95.29 sqm / 1025.69 sqft
IPWAS 3C RESIDENTIAL 92.29 sqm / 993.40 sqft

SPEC ID 6225d530720e050dd143527a

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