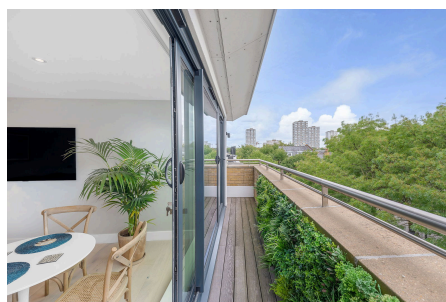


Battersea Square, Battersea, SW11

Guide Price £650,000

1 1 1



PLEASE QUOTE JW0326 - Stunning one bedroom penthouse apartment with allocated parking and private balcony enjoying fantastic London skyline views, ideally situated in highly desirable Battersea Square - a beautifully laid out area with 'village' appeal, renowned for its pavement cafes and restaurants. The property, set within a secure modern development with lift service, offers bright and spacious accommodation, newly refurbished to a superb 'above-building spec' standard with stylish interiors throughout. Ideal for homeowner or investor alike in this fantastic central location close to the River Thames and Clapham Junction station, with flowing accommodation creating the perfect blend of comfort and convenience. Features include a beautiful open plan reception/kitchen/diner, large double bedroom, en-suite shower room,

separate guest WC, double glazing, quality floor coverings, underfloor heating, air con to reception and bedroom, electric blinds, and ample inbuilt storage.

Accommodation comprises entrance hall leading into the open plan reception/kitchen/diner with direct access onto the delightful private balcony, and ample space for both relaxing and dining.

The kitchen area comprises a sleek range of matching high gloss under-lit wall and base units with work surfaces and central island/breakfast bar, incorporating inset sink unit with 'Quooker' boiling water and filter tap, induction hob with overhead extractor and electric oven below, integrated fridge freezer, and further space for appliances. There is a generously sized double bedroom with inbuilt wardrobes and en-suite shower, plus a separate guest WC.

The property is superbly located within easy access of unrivalled transport links from Clapham Junction, as well as numerous regular bus routes including the local 'Hopper' bus with services to Victoria station, all providing excellent cross-London links. There are an array of shops, bars, restaurants and amenities within a short distance, including in Battersea Square itself with beautiful Battersea Park nearby providing superlative recreation space, as well as the banks of the River Thames.

Viewings are highly recommended.

Lease Term: Circa 106 years remaining.

Service Charge: £3,500 per annum.

Ground Rent: £300 per annum.

All prospective purchasers are advised to make their own enquiries via a solicitor.

Key Features

- STUNNING 1 BED PENTHOUSE APARTMENT
- DESIRABLE BATTERSEA SQUARE 'VILLAGE' LOCATION
- STYLISH INTERIORS AND HIGH SPEC FINISH
- BRIGHT AND SPACIOUS OPEN PLAN RECEPTION/KITCHEN
- PRIVATE BALCONY
- EN-SUITE SHOWER ROOM AND GUEST WC
- MODERN DEVELOPMENT WITH LIFT
- CLOSE TO CLAPHAM JUNCTION STATION AND BUS ROUTES
- MOMENTS FROM SHOPS, BARS AND RESTAURANTS
- PLEASE QUOTE JW0326

Battersea Square

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft

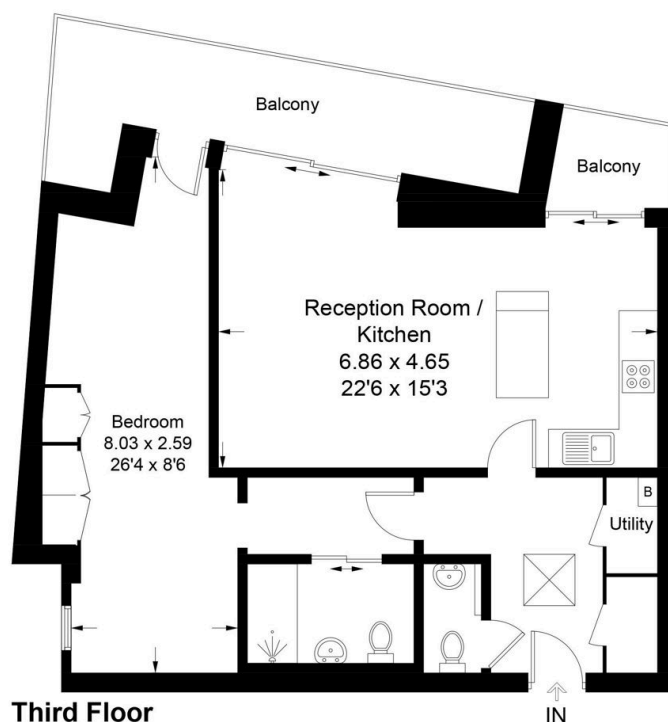


Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.