



13 Mandeville Courtyard, Battersea Park Road, SW11 4NB



Key Features

- Historic building conversion
- First floor apartment
- Reception hallway
- Stunning open plan living/dining kitchen
- Underfloor heating throughout
- Retaining some original features
- Two double bedrooms
- Ensuite bathroom and separate shower room
- Within walking distance of Battersea Park
- Great transport links



A stunning two double bedroom fully refurbished first floor apartment extending to over 1350 sq.ft. set within this historic building dating back to the 1800's located in this highly sought after area of Battersea.





Mandeville Courtyard was originally Propert’s Boot Blacking Factory. This exceptional warehouse conversion seamlessly blends industrial charm with contemporary design.

This first floor apartment enjoys an incredible array of original features, including exposed brickwork, steelwork beams, and original factory windows. With 3.2 meter high ceilings in the open plan living/dining kitchen, the space feels bright and expansive, perfectly complementing the modern, high-specification finishes.

The accommodation, which has underfloor heating, briefly comprises: communal entrance hall with security entrance phone, private reception hall, stunning light and airy living dining kitchen, utility area, primary double bedroom with ensuite bathroom and an additional second double bedroom and house shower room.

There is direct access to the industrial walkway from the main bedroom which overlooks the historic courtyard providing quite an atmospheric setting.

Located in the heart of Battersea, Mandeville Courtyard is a secure, gated development with dual access from Battersea Park Road and Warriner Gardens. Residents enjoy the privacy and safety of this exclusive block, along with proximity to the vibrant shops, restaurants and bars of Battersea Park Road.

Battersea Park, one of London’s most iconic green spaces, is just a five minute walk away, providing a tranquil retreat and a host of outdoor activities.

Public transport connections are excellent, with Battersea Park and Queenstown Road stations offering direct links to Clapham Junction, Victoria, and Waterloo. Additionally, bus routes provide easy access across the river via Battersea and Chelsea Bridges, as well as to Vauxhall bus station. The Northern tube line is also available just a 15 minute walk away at Battersea Power Station.

We have been advised by out vendor that there are approximately 87 years remaining on the lease and there is an annual service charge of £6,191.80. There is a share of the freehold.

SERVICES: We are advised that the property has broadband, mains water, electricity, and drainage.

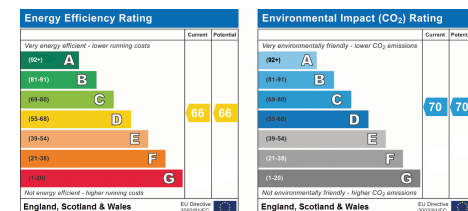
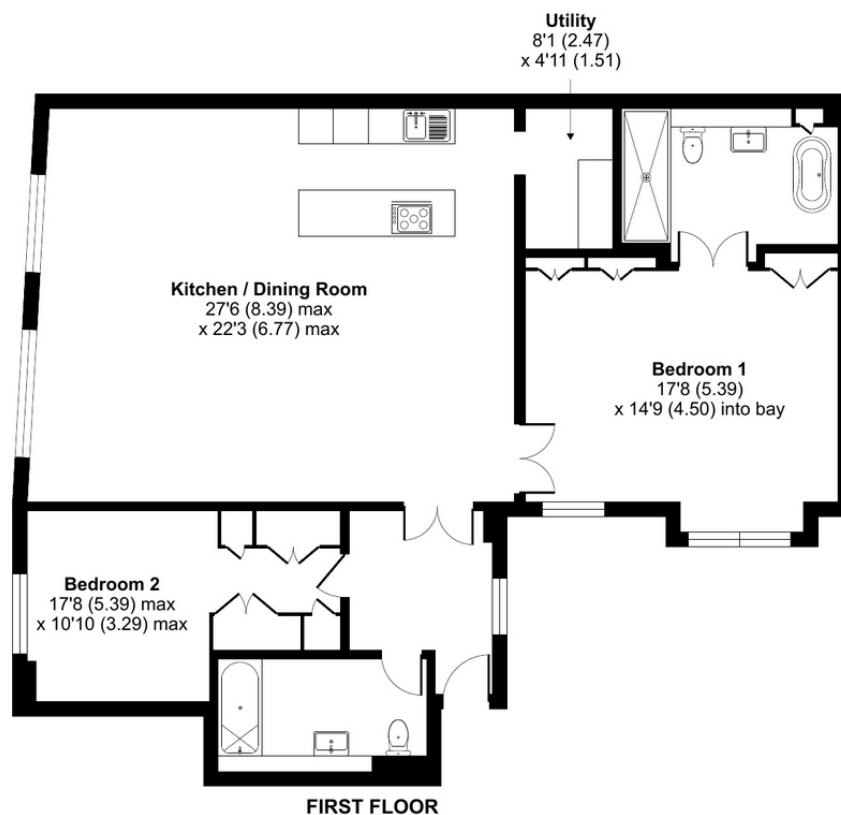
The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Battersea Park Road, London, SW11

Approximate Area = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



Tenure Type: Share of Freehold
Council Tax Band: E
Council Authority: Wandsworth Council

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025.
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