



Battersea Square, Battersea, SW11

welcome to

Battersea Square, Battersea

This lovely two bedroom apartment is set on the second floor of a modern private block. The apartment comprises a bright open plan kitchen/dining/reception room, also providing access to the balcony. There are two well-proportioned double bedrooms both with built in wardrobes. The apartment is finished with a cloakroom/utility area.

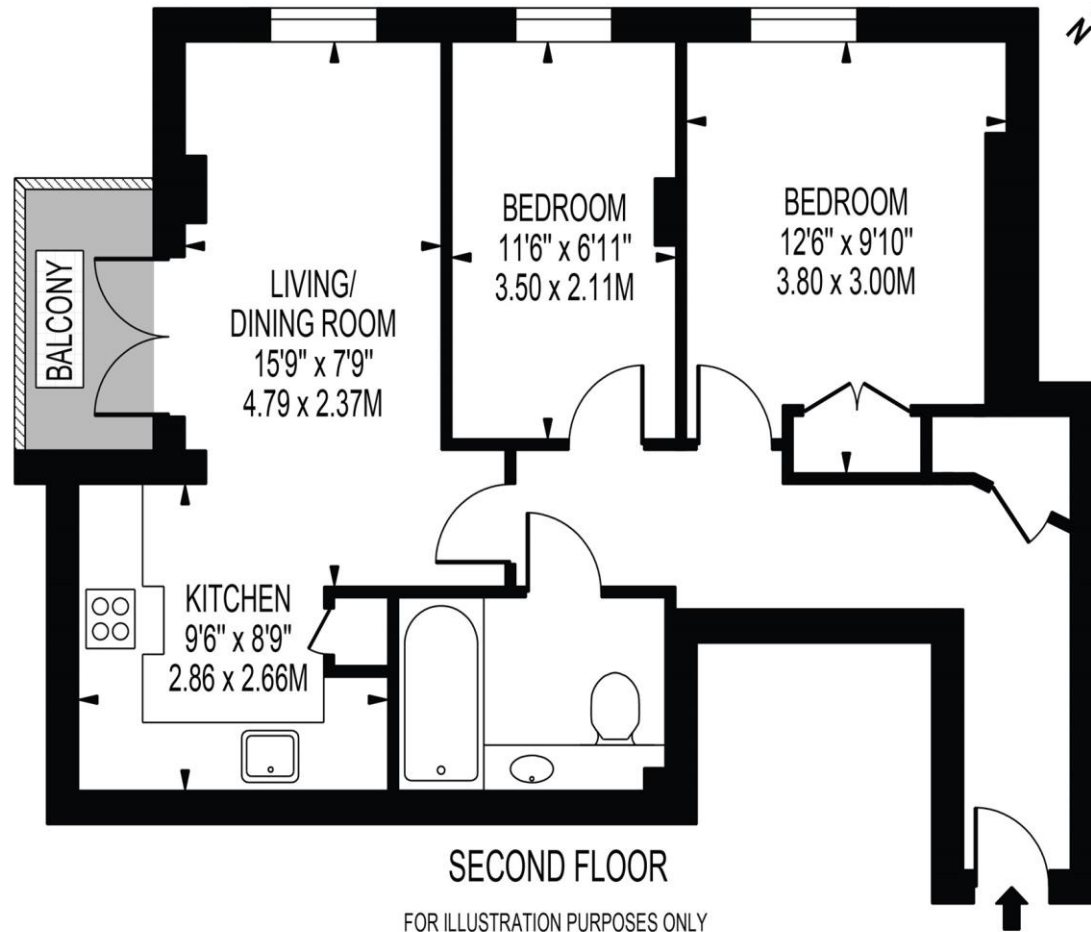
Battersea Square has been attractively landscaped and part-pedestrianised to enhance its village character and is well known for its open air cafés and restaurants, including Gail's Bakery and Gordon Ramsay's London House.

Transport north of the river is provided by Clapham Junction station and the local 'hopper bus' that runs to and from Victoria station in around 15 minutes.



BATTERSEA SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT - 51.68 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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welcome to

Battersea Square, London

- Purpose built private apartment block
- Two generous sized bedrooms
- Excellent location near the river
- Balcony
- Open plan kitchen/reception

Tenure: Leasehold EPC Rating: E

offers in the region of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS105436](https://www.barnardmarcus.co.uk/Property/BTS105436)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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