



**Battersea Heights, Latchmere Road London SW11 2JT**



**welcome to**

## **Battersea Heights, Latchmere Road London**

**\*\*NEW INSTRUCTION\*\***

A lovely two bedroom ground floor garden flat with a share of the freehold in an excellent location for Clapham Junction, Clapham Common & Battersea Park. Laid out on one level the apartment has solid wood floors in the hallway and main reception, which is flooded with light and opens onto the kitchen as well as having direct access to the patio garden. The kitchen is modern with contemporary white brick tiles, contrasting floor tiles as well as stainless steel gas hob and hood. The bedrooms are both accessed from the hall. The main bedroom is generously proportioned with fitted wardrobes, the second bedroom has additional storage and hanging space, both rooms are light and bright. There is a family bathroom with fitted shower.

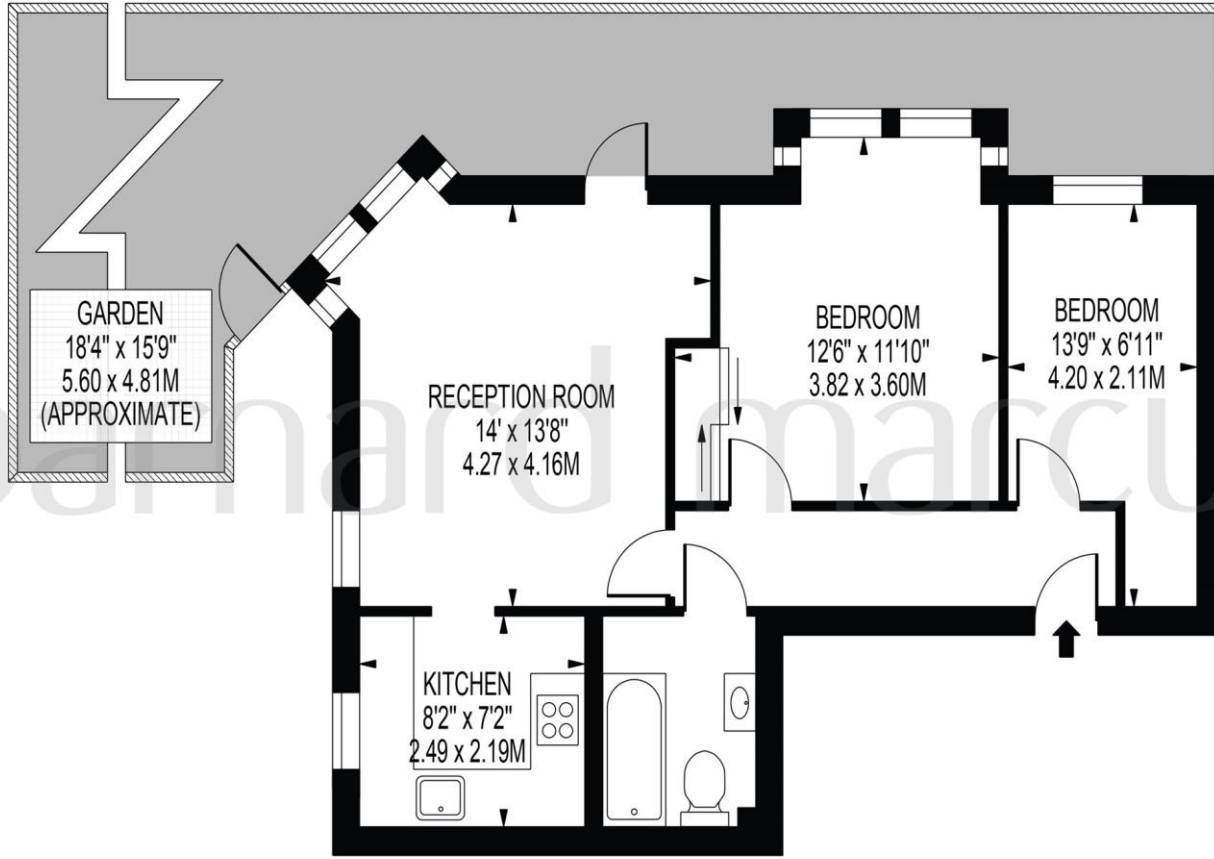
In addition to the patio garden there is a communal garden area for the owners within the building.

Latchmere Road is ideally situated for all the amenities and transport that Battersea has to offer. Clapham Junction is a short walk giving you access to Victoria and Waterloo in around 10mins. There are also a number of bus routes to choose from. Northcote Road with its bars and restaurants, Battersea Park & Clapham common are all within walking distance



# BATTERSEA HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 546 SQ FT - 50.69 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## Battersea Heights, Latchmere Road London

- Garden Flat
- Share of freehold
- Clapham Junction
- Clapham Common
- Quality Fixtures and fittings
- Local amenities

Tenure: Leasehold EPC Rating: C

guide price

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BTS105714 - 0005

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.

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