



Sparkford House, Battersea Church Road, London SW11 3NQ

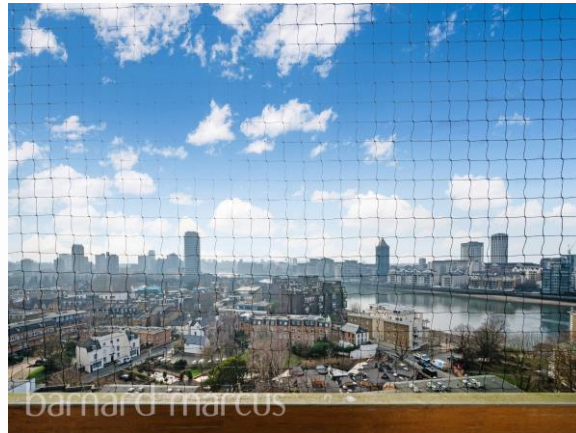
welcome to

Sparkford House, Battersea Church Road

Perched on the 12th floor of Sparkford House, this two bedroom flat offers a harmonious blend of comfort and urban living. Spanning approximately 616 sq ft, the residence is designed to maximize space and flood with natural light.

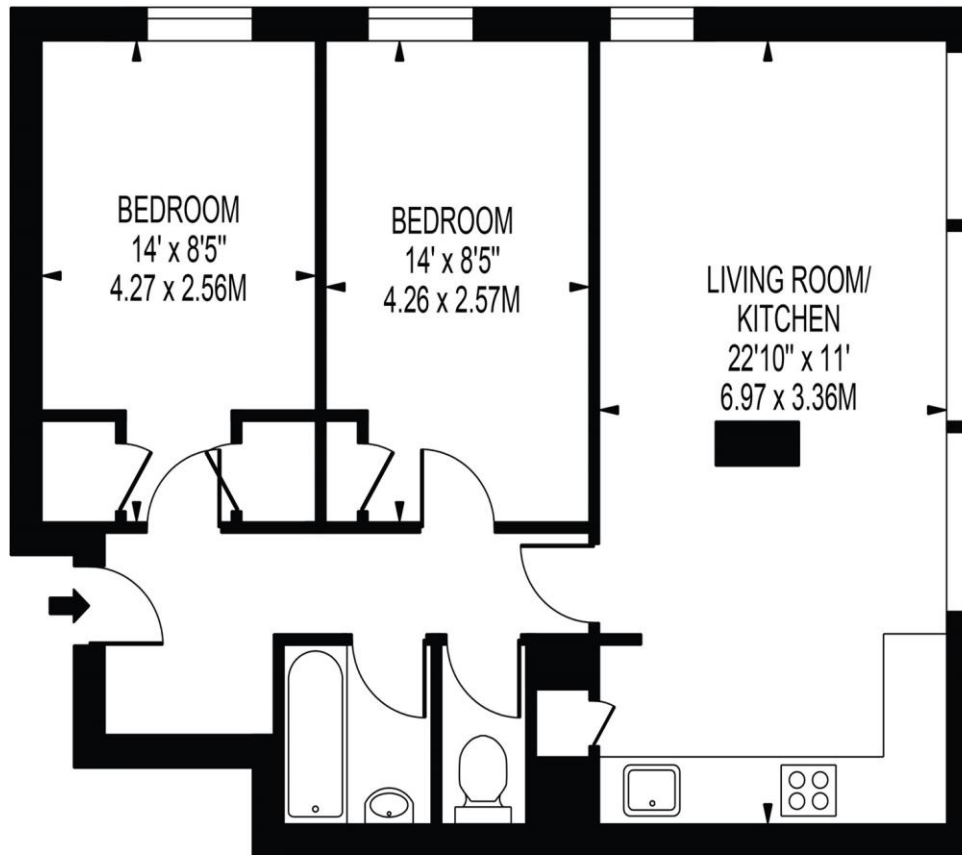
Sparkford House is a prominent residential building situated on Battersea Church Road. Residents benefit from proximity to the lush expanses of Battersea Park, perfect for leisurely strolls and recreational activities. The vibrant Battersea Square, known for the amenities, is just a short walk away.

With the flats elevated position, this 12th floor flat not only offers breathtaking views but also places you in the heart of one of London's most dynamic neighbourhoods. Experience the perfect blend of modern living and urban convenience in this exceptional residence.



SPARKFORD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 616 SQ FT - 57.22 SQ M



TWELFTH 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.

welcome to

Sparkford House, Battersea Church Road

- Balcony
- Situated on the 12th floor
- Amenities of Battersea Square & Battersea Park
- Riverside Views
- Over 600 sq ft

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£365,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106575



Property Ref:
BTS106575 - 0003

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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