



Batten Street, London SW11 2TH

welcome to

Batten Street, London

We are delighted to introduce to the market this well presented, two double bedrooms apartment with private allocated parking space. The apartment is situated on the ground floor of a small block located in a gated development, with easy access directly to the secured car park.

This property benefits from a large newly renovated open plan kitchen reception room a good-sized modern bathroom, and a good storage space.

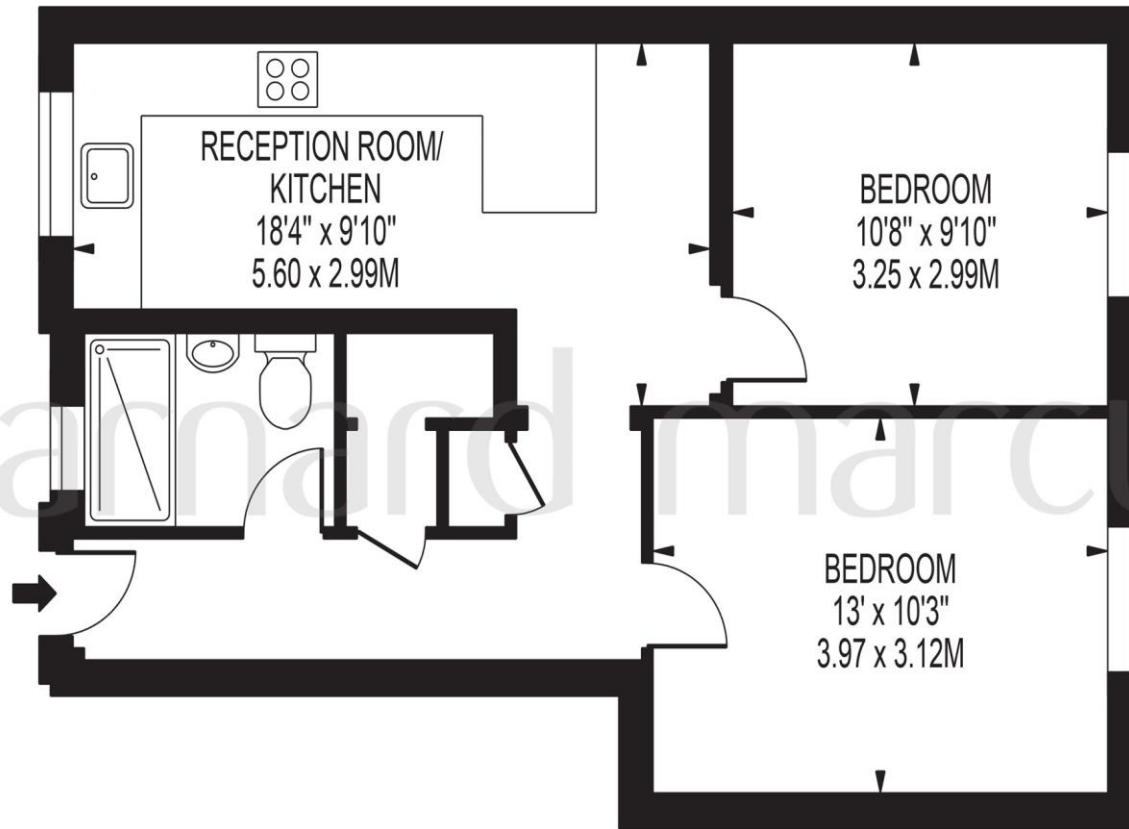
Batten Street is offering close access to the best that Battersea has to offer. Clapham Junction is close by giving you commute times of around 10 mins to Victoria & Waterloo as well as direct routes to Gatwick. As well as being a stone's throw from Shillington Park, perfect for morning walks and green space on your doorstep. A number of cafes, bars and restaurants around Northcote Road and St Johns Hill are just a few minutes' walk away.

An additional benefit of this property is that the owner becomes part of the managing company, offering autonomy and involvement in how the building is run.



BATTEN STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 545 SQ FT - 50.61 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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Batten Street, London

- Two Double Bedrooms
- Immaculate Condition Throughout
- Modern Bathroom
- Open Plan Kitchen/Living Space
- Allocated Parking Space
- Gated Development
- Chain Free
- Low Service Charge & No Management Fees

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 250.00

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106660



Property Ref:
BTS106660 - 0011

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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