



**Stevenson House, Latchmere Road, London SW11 2DU**



welcome to

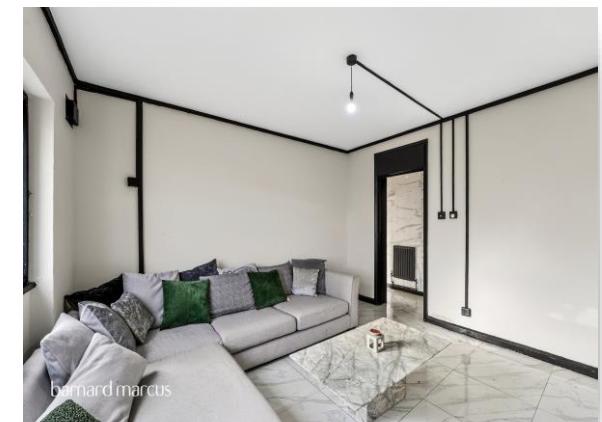
## Stevenson House, Latchmere Road, London

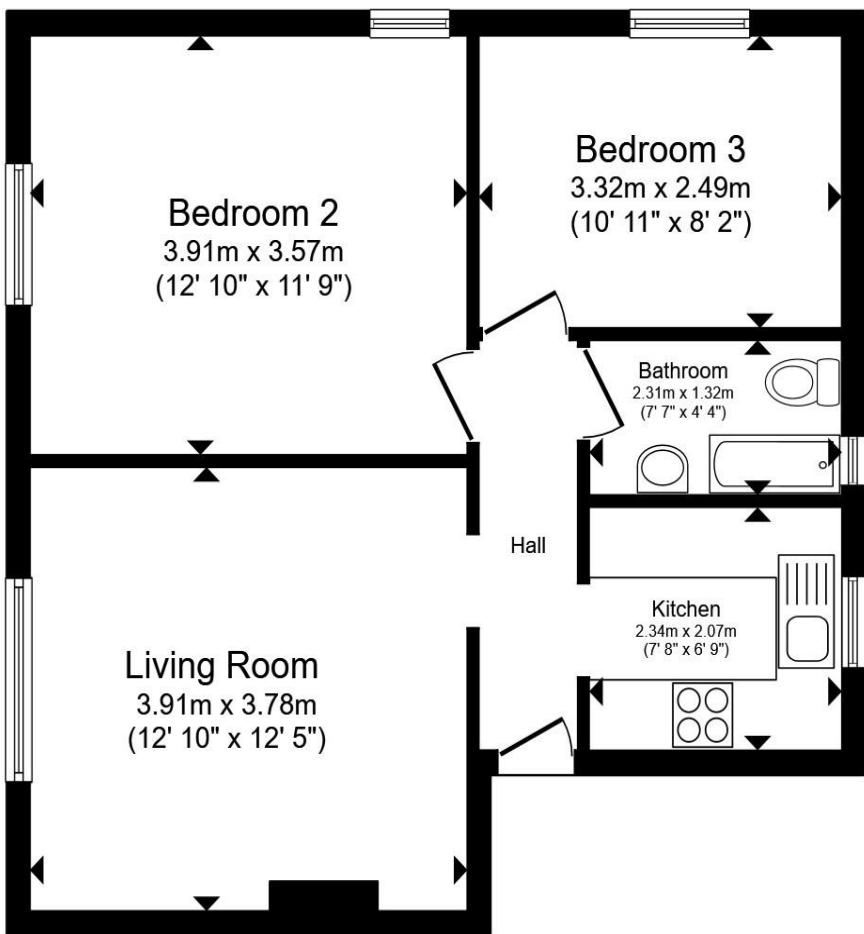
A well-presented ground floor two bedroom flat set within the popular purpose-built Stevenson House, ideally located in Battersea, SW11. The property has been modernised throughout and offers generous, well-balanced accommodation, making it an excellent option for first-time buyers, upsizers or investors.

The flat comprises two genuine double bedrooms, a bright reception room, a separate modern kitchen and a contemporary bathroom. The layout is practical and well-suited to modern living, with the ground floor position offering ease of access and everyday convenience. Stevenson House is a well-maintained block, positioned within easy reach of local amenities, transport links and green spaces.

Clapham Junction station is approximately 0.5m away, providing fast and frequent services into London Victoria, London Waterloo and across the Southwest and Southeast. Queenstown Road (Battersea) station is also close by, offering direct services to Waterloo. A range of bus routes operate locally, providing straightforward access to Chelsea, Victoria and Central London.

The property is well placed for the shops, cafés and restaurants of Battersea High Street and Battersea Square, while Battersea Park is within easy reach, offering extensive green space and riverside walks.





Total floor area 50.6 m<sup>2</sup> (545 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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## Stevenson House Latchmere Road, London

- Ground Floor, Two Bedroom Flat in a Purpose-Built Block
- Modernised throughout with Contemporary Kitchen and Bathroom
- Walking Distance to Clapham Junction Station (approx. 0.5m)

Tenure: Leasehold EPC Rating: D

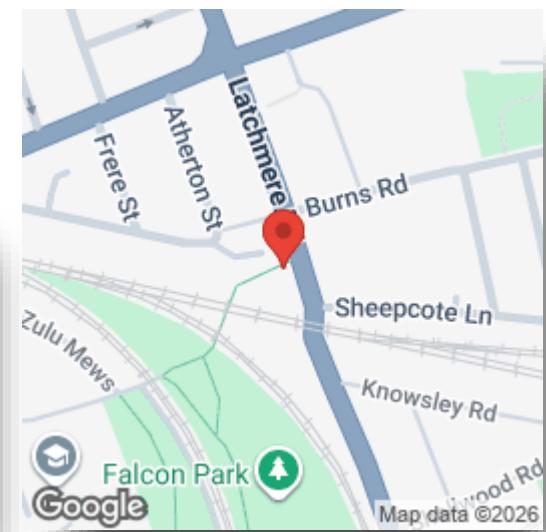
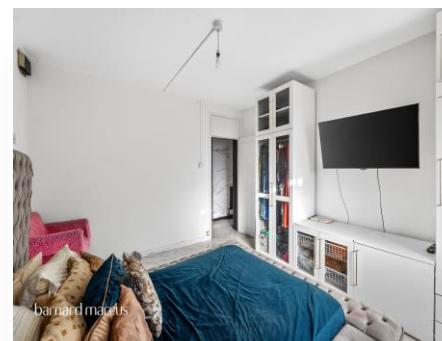
Council Tax Band: C Service Charge: 1620.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



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Property Ref:  
BTS106860 - 0010

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