



Boutflower Road
Battersea, SW11

CHESTERTONS





Introducing to the market a well presented second floor period conversion within a few minutes' walk from Clapham Junction station and the cafes, bars and restaurants on Northcote Road, Battersea Rise and St John's Hill.

The well balanced accommodation of 532 Sq Ft is presented in good order throughout and benefits from an east facing balcony from the master bedroom providing far-reaching views and the property is flooded with natural light all-day long.

To the front of the property you will find a well-proportioned open plan reception room that's flooded with natural light from the dual aspect windows, the kitchen has ample fitted storage cupboards and is in very good order. The second bedroom doubles as an excellent office space and the master bedroom to the rear of the property is a great size and is very bright due to the large double glass doors leading onto the balcony.

- Second floor Victorian conversion
- Bright, airy and well-presented throughout
- Welcoming open plan entertaining space
- Two bedrooms
- Modern family bathroom suite
- Balcony with east facing aspect
- Ideally positioned off Battersea Rise
- Minutes' walk of Clapham Junction and mainline bus routes
- Moments from the shops, cafes, restaurants and bars local to Northcote Road, Battersea Rise and St John's Hill

Asking Price
£475,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Leasehold 101 years 11 months
Service Charge: £1690
Ground Rent: £300
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea & Clapham Sales

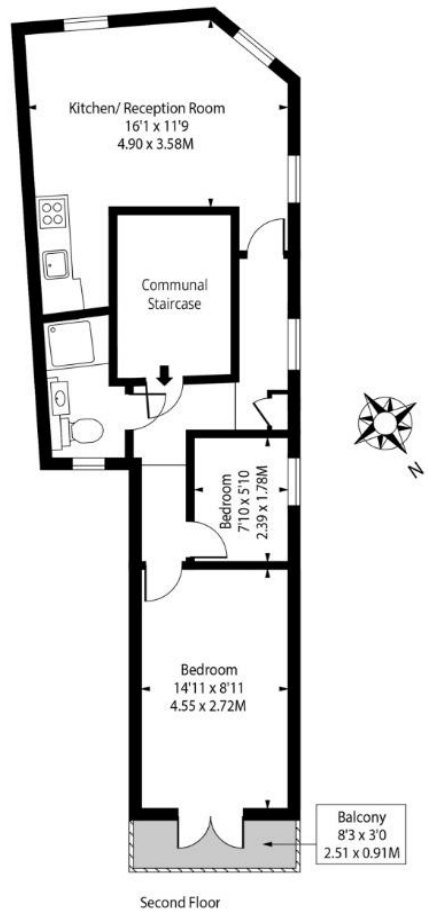
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Approx Gross Internal Area **532 Sq Ft - 49.42 Sq M**
(Excludes Communal Staircase Area)

Drawn in accordance with IPMS 3B: Residential
For Illustration Purposes Only - Not to Scale
Ref: No. 49906



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