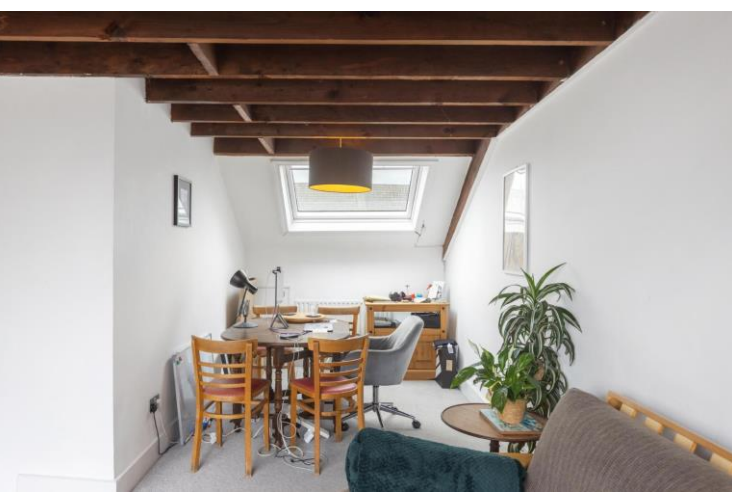




Cologne Road
Battersea, SW11

CHESTERTONS





Introducing to the market a spacious second floor Victorian conversion flat.

The accommodation is well presented and comprises a light, airy and open reception room with space for dining. Off the reception room you will find a separate kitchen with generous worktop space, plenty of built in storage and integrated appliances.

The master bedroom is a spacious double with built in storage and large windows letting in fantastic natural light. The second bedroom is also a good sized double with a skylight window and built in wardrobe. The bathroom has a modern three piece suite and floor to ceiling tiling.

- Spacious second floor Victorian conversion flat
- Light and airy reception room with space for dining
- Separate kitchen with integrated appliances
- Two spacious double bedrooms
- Modern bathroom suite
- Within minutes of Clapham Junction Mainline station
- Close to amenities local to St. John's Hill, Battersea Rise, Lavender Hill and Northcote Road
- Close to the of open spaces of Wandsworth Common

Asking Price £600,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 960 years

Service Charge: Approximately £4000 per annum

Ground Rent: £80 per annum

Local Authority: Wandsworth

Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise

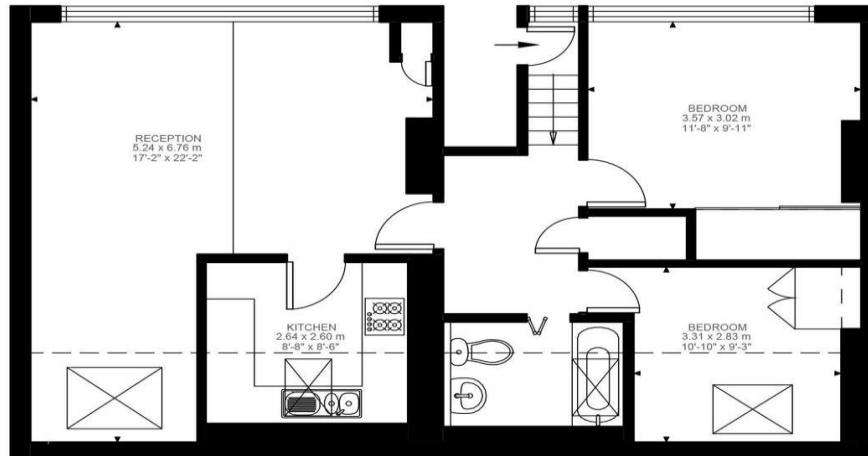
London

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Third Floor
768 ft²

Cologne Road, SW11
Approximate Gross Internal Area
71.38 SQ.M / 768 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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