



Kingsway Square | 96 Battersea Park Road, SW11



Superb galleried 580 sq ft split level flat within an attractive converted period school gated development situated just moments from the wide open spaces of Battersea Park, a short walk from Chelsea Bridge. The property offers stylish accommodation comprising living space with double height ceilings up to the mezzanine, open-plan kitchen, bathroom and with a fabulous arched window overlooking an attractive courtyard.

Located close to both Battersea Park & Queenstown Road stations (quick direct access to Waterloo and Victoria) it is also ideally placed for the new Northern Line Extension stop at the Power Station.

Kingsway Square has excellent security, an on-site concierge, communal roof terrace and this apartment comes with its own secure underground car parking space.

Currently tenanted. Service charge £3,406/annum.

Fantastic opportunity for first time buyer or investor, available with no chain.

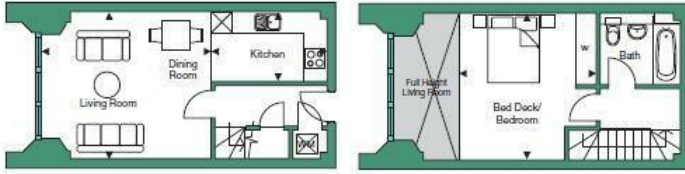
- Beautiful Victorian School Conversion
- One Bedroom Apartment
- Mezzanine Level
- Open Plan Reception Room and Kitchen
- Double Height Ceilings
- Fabulous Arched Window
- Concierge
- Council Tax Band E
- Excellent Transport Links
- V Close to Battersea Park and Chelsea Bridge

£539,950

Viewing

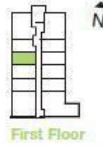
Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.





First Floor

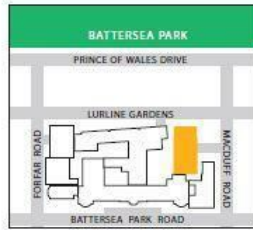
First Floor Mezzanine



Plot C 16

- Living room** 15'8" x 13'4" 4780mm x 4060mm
- Kitchen** 10'3" x 6'3" 3170mm x 1900mm
- Bedroom 1** 13'0" x 12'7" 3970mm x 3830mm

First Floor maximum ceiling height is 4.69m*.
 First Floor Mezzanine maximum ceiling height is 2.29m*.
 *Note - Individual room heights may vary.
 Dimensions are indicative.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	61	62



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