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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham

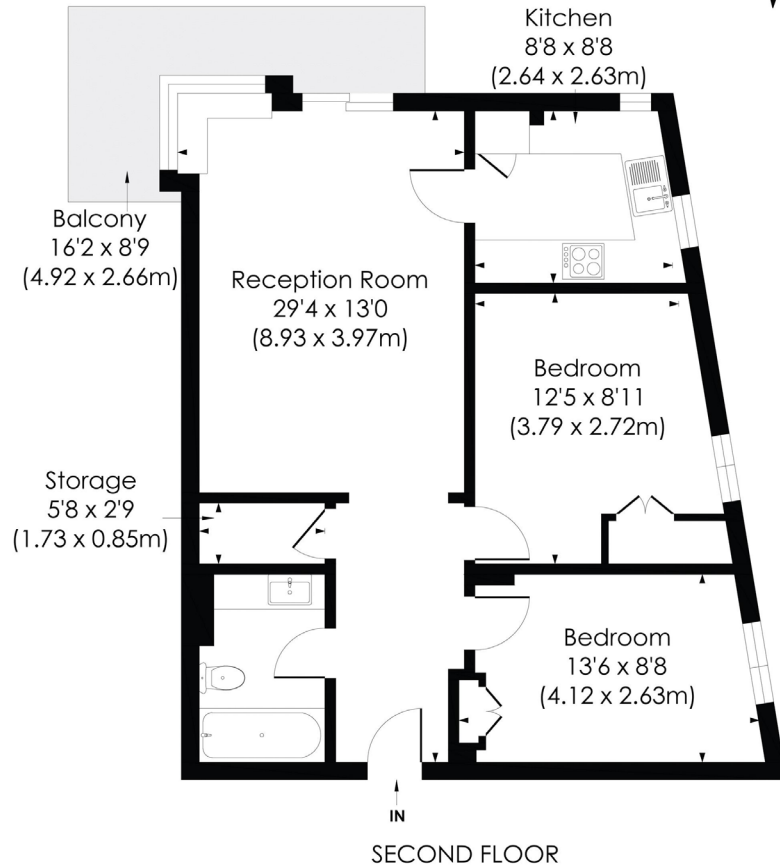


# Old Swan Wharf Battersea Church Rd Battersea SW11 3NA

## OLD SWAN WHARF, SW11

Approx. Gross Internal Floor Area

700 Sq. ft/65.05 Sq. m



With direct and far reaching river views this bright and spacious two double bedroom 2nd floor flat is ideal for a professional couple. Neutrally decorated throughout and with a wooden floor the flat comprises 2 double bedrooms, reception leading directly onto the private balcony with Thames views, kitchen with built in appliances, modern bathroom and fully double glazed windows. Situated a short stroll from Battersea square with its many fine restaurants and bars, Clapham Junction (0.8 miles) & Battersea Park (1.4) miles provide excellent communication links.

- Two double bedroom 2nd floor flat
- Very bright reception room
- Private wrap around balcony
- Wooden floors
- Fitted kitchen with built in appliances
- Luxury bathroom suite with walk in shower
- Excellent bars/restaurants at Battersea Square
- Gated underground parking
- Clapham Junction 0.8 miles (frequent buses)
- Wandsworth Band G £1601.91
- Available 7<sup>th</sup> December 2024

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.