



Chatfield Road
London, SW11

CHESTERTONS





A fantastic opportunity to acquire this modern third-floor, two-double bedrooms, two-bathroom apartment, secure underground parking available and set within a contemporary gated development just moments from the River Thames.

Immaculately presented throughout, this well-balanced home offers approximately 865sq ft of stylish living space, featuring generously proportioned rooms and a private balcony.

The accommodation comprises a welcoming entrance hall leading to a spacious open-plan reception room, complete with a sleek, fully fitted kitchen, ample space for dining and relaxation, and large windows allowing for excellent natural light. The principal bedroom is quietly positioned towards the rear and benefits from a modern en-suite bathroom and direct access to the private balcony. A second well-sized double bedroom, a contemporary family bathroom, and additional storage complete the property.

Further benefits include a secure underground parking space available by separate negotiation, accessed via gated entry, with lift access directly to all floors.

Constance Court is a well-maintained modern development offering secure entry, lift access, bicycle storage, and attractive communal areas. Ideally located, it is within easy walking distance of both Clapham Junction and Wandsworth Town mainline stations, providing excellent transport links into central London and beyond.

- Two double bedrooms
- 865sq ft
- Private parking available
- Two bathrooms
- Upper floor

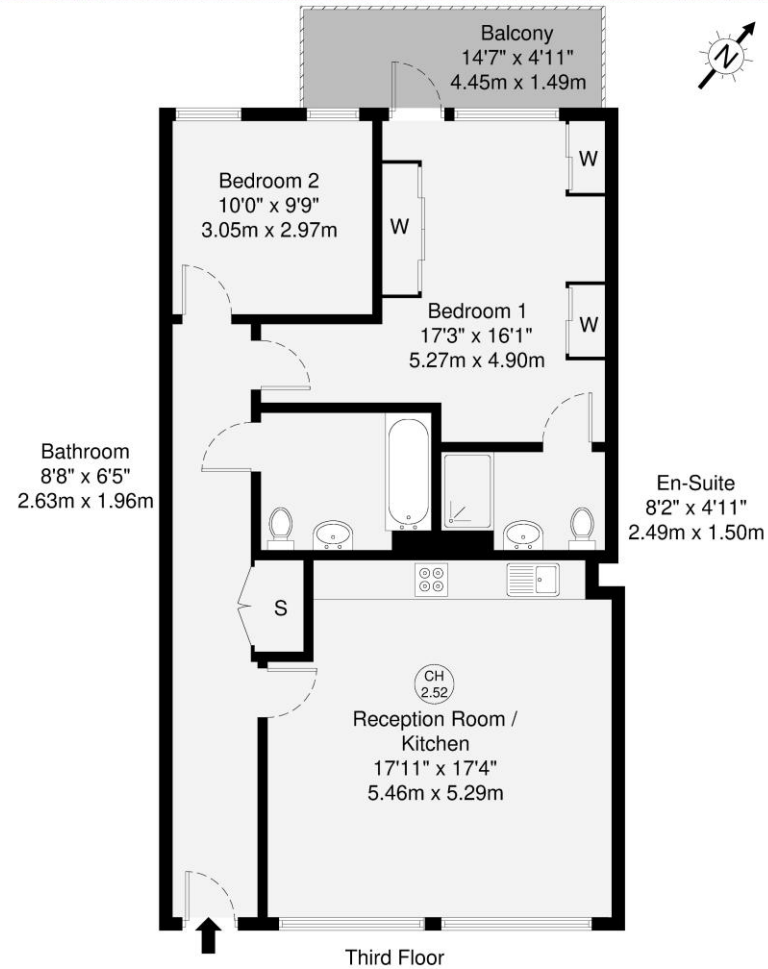
Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 992 years 5 months
Service Charge: £3,031.83 Per Annum
Ground Rent: £450 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: E

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GROSS INTERNAL AREA (GIA)
The footprint of the property
80.4 sq m / 865 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.3 sq m / 35 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
6.6 sq m / 71 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

