



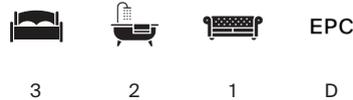
## OBERSTEIN ROAD

Battersea, SW11



# OBERSTEIN ROAD BATTERSEA, SW11

A refurbished duplex three-bedroom maisonette with a large private garden and study, located in a quiet residential street close to Clapham Junction station.



Local Authority: London Borough of Wandsworth

Council Tax band: D

Tenure: Share of Freehold, approximately 992 years remaining

Ground rent: Peppercorn

Service Charge: £996 per annum, reviewed annually

**Guide Price: £1,150,000**



## COMBINING PERIOD CHARM WITH CONTEMPORARY DESIGN

This beautifully presented three-bedroom maisonette offers stylish modern living across two bright and spacious floors within an attractive period building in SW11. Finished to a high standard, it features an impressive open-plan kitchen, dining and reception area with sleek cabinetry, integrated appliances and high ceilings. Large windows and a private balcony provide excellent natural light and access to the south-facing garden. A separate study offers an ideal workspace.

The lower level includes three well-proportioned bedrooms with fitted storage, including a generous principal bedroom with bay window and modern en-suite. A contemporary family shower room serves the remaining rooms. Outside, the landscaped garden features a lawn and large paved terrace perfect for entertaining.



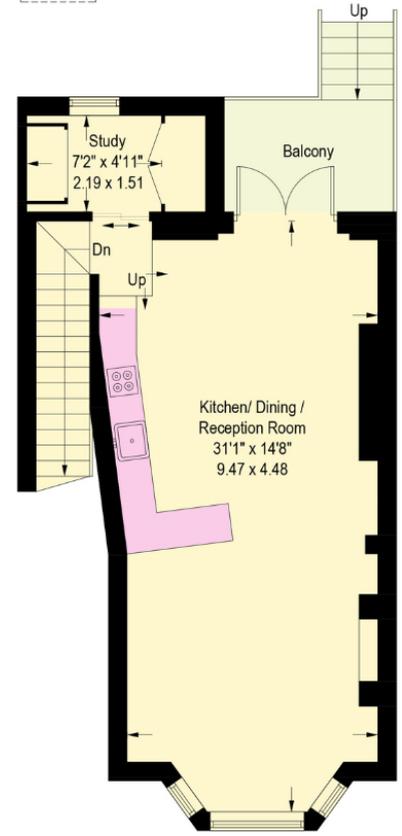






Lower Ground Floor

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Approximate Gross Internal Area = 1,108 sq m / 1,132 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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