



Shelgate Road
Battersea, SW11

CHESTERTONS





Situated on the ever-popular Shelgate Road, this beautifully presented top floor split-level one-bedroom apartment extends to approximately 729 sq ft and occupies the upper floors of an attractive period conversion. Offered with the added benefit of a share of freehold, the property combines period charm with contemporary living in one of Battersea's most sought-after residential locations.

The apartment is thoughtfully arranged throughout, centred around a bright and airy reception room where large windows flood the space with natural light. A charming feature fireplace provides an attractive focal point, while there is ample room for both seating and dining, making it an ideal space for everyday living and entertaining. The separate contemporary kitchen is well appointed with a range of integrated appliances, generous storage and ample worktop space. A modern bathroom completes this floor, while the upper level is dedicated to a spacious double bedroom benefiting from extensive storage and additional eaves storage.

Finished to a modern standard throughout, the property offers well-proportioned accommodation with an abundance of natural light, creating a welcoming and comfortable home.

Shelgate Road is ideally positioned for the excellent location of Northcote Road, Battersea Park and St

- Share of freehold
- One bedroom apartment
- Unique layout over two floors
- Spacious reception room with period features
- Master bedroom with fitted storage
- Popular residential street off Northcote Road and St

Offers in excess of
£500,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Share of Freehold 83 years 9 months

Service Charge: £0

Ground Rent: £0

Local Authority: Wandsworth Council

Council Tax Band: B

Chestertons Battersea & Clapham Sales

6 Battersea Rise

London

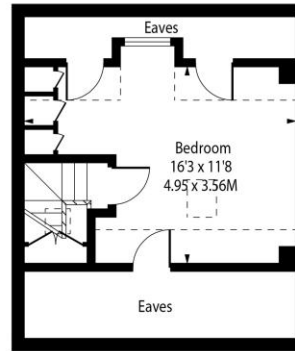
SW11 1ED

battersearise@chestertons.co.uk

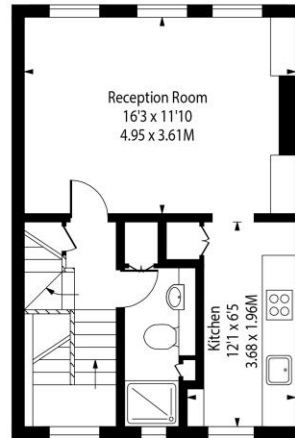
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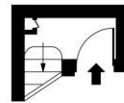
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Third Floor



Second Floor



First Floor
Entrance

Approx Gross Internal Area 729 Sq Ft - 67.73 Sq M

Includes Limited Use Area and Eaves Storage - 149 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54823



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