



Battersea Rise
Battersea, SW11





Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 - CASH BUYERS ONLY

A spacious and well presented 2 double bedroom split level apartment benefitting from open plan kitchen/living room with bay window and feature fire place, master bedroom with contemporary en-suite bathroom, second double bedroom with walk in wardrobe, main shower room and sizeable storage cupboard.

The property is situated on Battersea Rise, moments from an abundance of amenities as well as the boutique shops, bars and restaurants on Northcote Road. The green open spaces of Clapham Common are just a short walk away and Clapham Junction Station can be found only 0.4 Miles from the property.

- Victorian period conversion
- Second floor flat with high ceilings and bay window
- 0.4 Miles to Clapham Junction
- Adjacent Northcote Road
- 0.1 Miles to Clapham Common

Asking Price £450,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 110 years 1 months
Service Charge: £337.5 per quarter
Ground Rent: £300
Local Authority: Wandsworth
Council Tax Band: C

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED

sales.battersearise@chestertons.co.uk

020 7924 4400

chestertons.co.uk

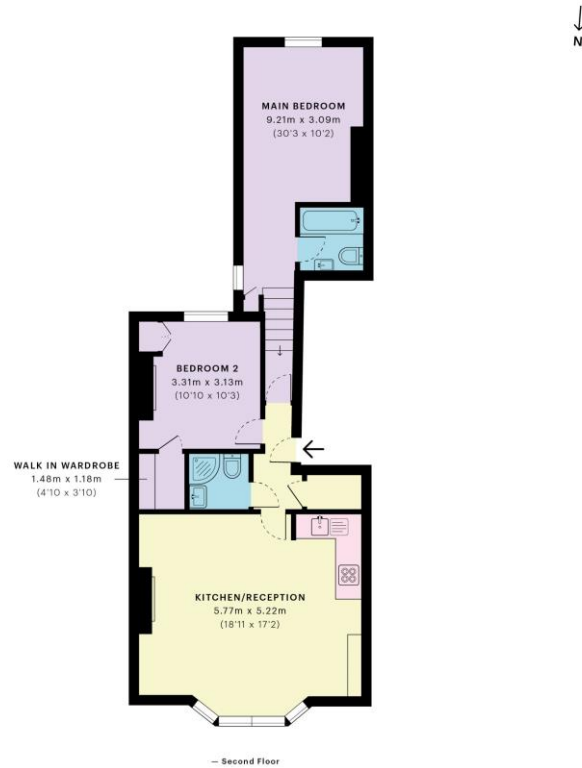


Battersea Rise, SW11

CAPTURE DATE: 14/09/2021 LASER SCAN POINTS: 1,735,942

GROSS INTERNAL AREA

69.84 sqm / 751.75 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
69.84 sqm / 751.75 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wardrobes, restricted head height
65.50 sqm / 705.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW16 16 RESIDENTIAL: 65.88 sqm / 711.42 sqft
IPW16 16 RESIDENTIAL: 65.22 sqm / 702.79 sqft

SPEC ID: 6139e751c4af60dbd84420

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable