



Cambridge Road, SW11 | Asking Price £1,100,000



TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS

Cambridge Mansions, Cambridge Road, Battersea

Occupying a prominent position in Cambridge Mansions, this beautifully presented three bedroom apartment has been comprehensively renovated throughout, combining generous period proportions with a carefully considered contemporary finish. Extending to approximately 1,162 sq ft, the property offers an impressive sense of space, natural light and quality.

The principal reception room is a particular highlight, with a graceful curved dining area set within an expansive bay. Large double glazed sash windows, together with the apartment's south and south west facing aspect, allow sunlight to fill the room throughout much of the day. Hardwood flooring, high ceilings and refined decorative detailing complete this elegant and versatile living space.

The modern fitted kitchen has been designed with both style and practicality in mind, featuring extensive cabinetry, stone work surfaces, integrated appliances and sufficient space for informal dining.

There are three well proportioned bedrooms, each offering flexibility for family accommodation, guests or a dedicated home office. The bathroom has been finished in a classical style, with marble surfaces, traditional fittings, a panelled bath and a separate overhead shower.

The wide entrance hall creates an immediate sense of arrival and incorporates extensive bespoke joinery, providing an exceptional amount of discreet storage. Further details include hardwood flooring through the principal areas, plantation shutters, traditional radiators and a highly secure front door.

Cambridge Mansions is an attractive period mansion block situated on Cambridge Road, conveniently placed for the amenities of Battersea, Clapham Junction and the surrounding area. A broad selection of shops, restaurants, cafés and transport connections are all within easy reach, while the open spaces of Battersea Park are also readily accessible.

Tenure: Share of Freehold
Lease Years Remaining: 986
Service Charge: c. £7,887
Annual Ground Rent: Peppercorn





Cambridge Mansions,

Asking Price:
£1,100,000 subject to contract.

Tenure:
Leasehold - Share of Freehold

Local Authority:
London Borough of Wandsworth

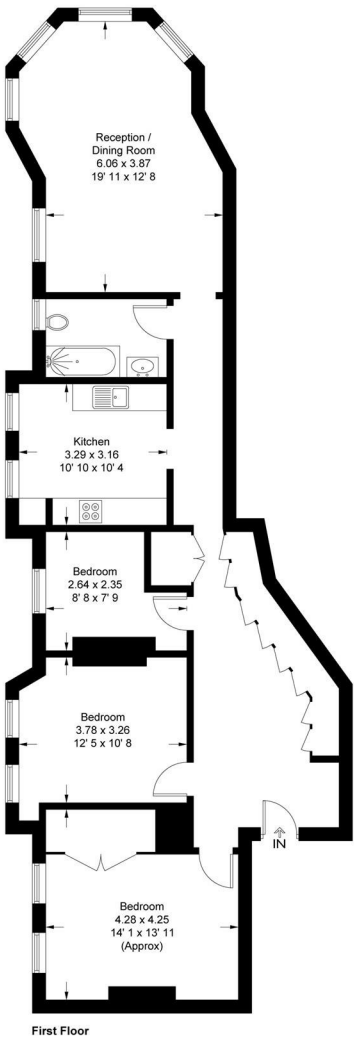
Council Tax Band:
E

Approximate Gross Internal Area:
1162.00 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Cambridge Road
Approximate Gross Internal Area = 1162 sq ft / 107.95 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.