



Martley House
Patmore Estate, SW8





A spacious and well-presented two-bedroom split-level maisonette extending to approximately 798 sq ft (74.14 sq m), offering bright and well-balanced accommodation across the second and third floors.

The second floor features a generous reception room with ample space for both living and dining, opening onto a south-east facing private balcony. A separate fitted kitchen provides excellent storage and worktop space, while the welcoming entrance hall benefits from additional built-in storage.

Occupying the upper floor are two well-proportioned double bedrooms, both with built-in storage, served by a modern family bathroom.

Conveniently located in the heart of SW8, the property is within approximately a 7-minute walk of Wandsworth Road Station and under 10 minutes from Battersea Power Station Underground Station, providing excellent transport connections into Central London and beyond. A wide selection of local shops, cafés, restaurants and the vibrant amenities of Battersea are also within easy reach.

- Two-bedroom apartment
- Split level
- Private balcony
- Low rise brick block

Asking Price £350,000

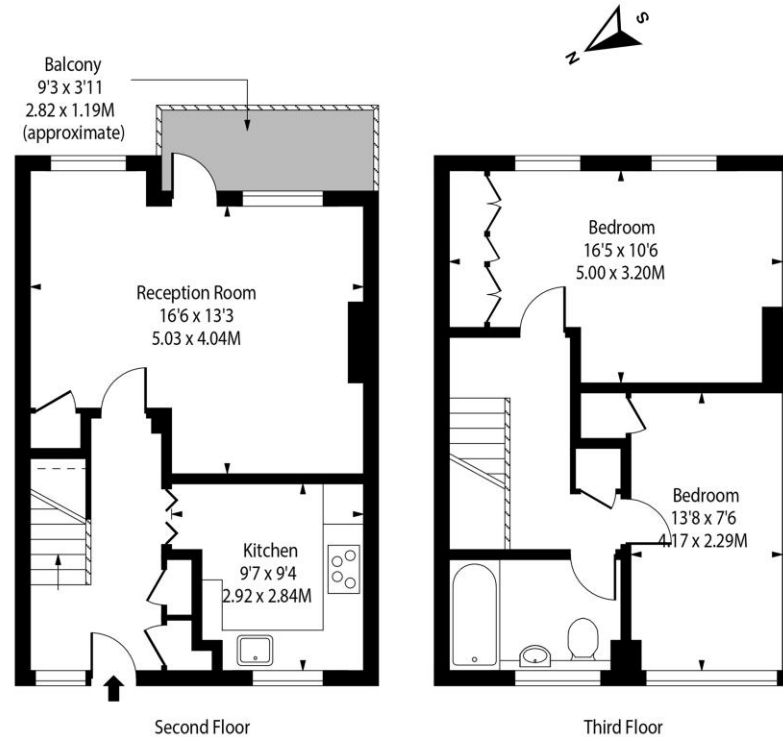
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 81 years 11 months
Service Charge: £1,213 Per Annum
Ground Rent: Peppercorn
Local Authority: Wandsworth Council
Council Tax Band: C

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road
 London
 SW11 3AG
 batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

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Approx Gross Internal Area

798 Sq Ft - 74.14 Sq M

Includes Limited Use Area - 19 Sq Ft
 Drawn in Accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54766



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