



132 Battersea Church Road
London, SW11 3NA

 **RIDGESTONE**
PROPERTY

132 Battersea Church Road, London, SW11 3NA

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The Property

A beautifully refurbished four-bedroom penthouse with an exceptional south-facing roof terrace and secure allocated parking, enjoying a sought-after setting beside Battersea Square.

Combining generous accommodation, abundant natural light and outstanding outdoor space, this impressive penthouse offers a distinctive home in one of Battersea's most desirable riverside neighbourhoods. Fully refurbished, including a brand-new kitchen and redecoration throughout, the apartment provides four bedrooms and three bathrooms, with air conditioning and an EPC rating of C.

At its heart is a spacious open-plan kitchen and reception room, where extensive glazing draws in natural light and frames the elevated outlook. The newly fitted kitchen complements the contemporary interiors, while generous living and dining areas provide an inviting setting for everyday life and entertaining. Floor-to-ceiling bi-fold doors open directly onto the terrace, creating a seamless connection between the interior and the outdoors.

The magnificent south-facing roof terrace is the apartment's defining feature. Extending approximately 33 feet, it offers exceptional space for outdoor dining, lounging and entertaining, with an open outlook across the surrounding neighbourhood towards Battersea Square. Its sunny orientation and elevated position make it a natural extension of the living accommodation, equally suited to relaxed family afternoons and summer evenings with friends.

The principal bedroom benefits from its own private balcony and an en suite bathroom, while three further bedrooms offer flexibility for family, guests or a dedicated home office. Two additional bath/shower rooms and a separate utility room complete the accommodation.

Secure, allocated off-street parking adds valuable convenience to this substantial penthouse home.





Location

Nestled beside Battersea Square and moments from the Thames, the apartment occupies a particularly appealing position within one of prime south-west London's most prized neighbourhoods. The square's cafés and restaurants bring a welcoming village atmosphere, while the nearby riverside provides an attractive setting for walking and running.

Battersea Park is within easy reach, offering extensive green space, a boating lake, sports facilities and a children's zoo. Battersea Bridge connects the neighbourhood with Chelsea, placing the boutiques, restaurants and cultural attractions of the King's Road conveniently across the river.

The setting combines the character and community of old Battersea with easy access to Chelsea and central London. Local bus services provide onward connections, with further rail links available from Clapham Junction.

Guide Price

£1,450,000

Tenure

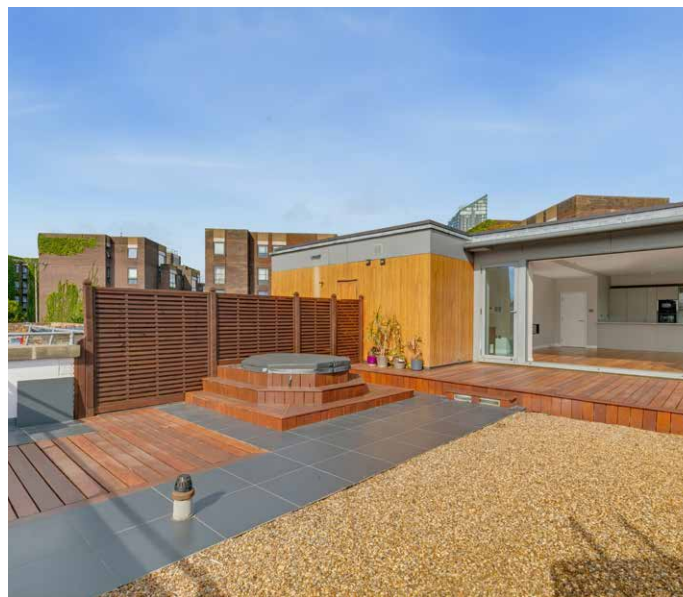
Leasehold, 170 years remaining

Borough

Wandsworth

Service Charge

£7400 PA

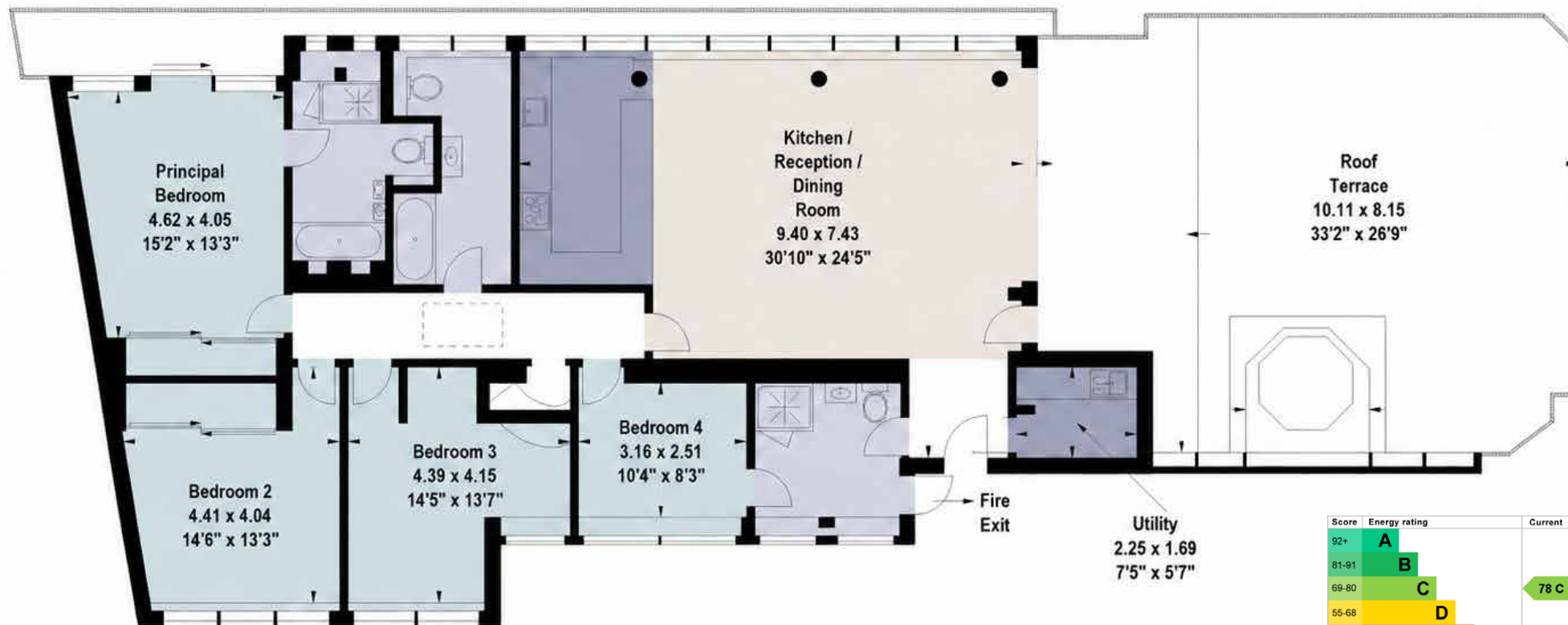


Battersea Church Road, SW11



Approximate Gross Internal Area 162 sq.m (1744 sq.ft)

For Identification Only. Not To Scale.



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		