

Gwynne Road
London, SW11

CHESTERTONS











This bright and well-presented apartment comprises a good-sized open-plan living room and kitchen, featuring integrated appliances and ample storage. The living space is exceptionally bright, with floor-to-ceiling windows and a glazed door opening onto a desirable south-facing balcony.

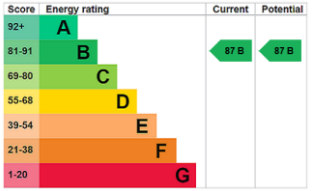
The well-proportioned double bedroom benefits from a floor-to-ceiling window, flooding the room with natural light, while a built-in wardrobe provides excellent storage. A modern family bathroom completes the accommodation.

Gwynne Road is situated close to the desirable Battersea Square, which has been partly pedestrianised to enhance the character of the area and is well known for its charming open-air cafés and restaurants. The popular Thames River Path is also within easy reach, offering an attractive riverside setting for walking and recreation.

Transport links are excellent, with Clapham Junction providing direct rail services to Victoria and destinations across South and West London. A number of local bus routes are also available, including a service running through Battersea Square directly to Victoria via Lower Sloane Street, providing easy access to Sloane Square and the King's Road. The City is also readily accessible via Sloane Square. For an alternative way to travel, the

- One bedroom
- 983 year lease
- Private balcony
- Low resident-controlled service charges
- Chain free
- Communal roof terrace

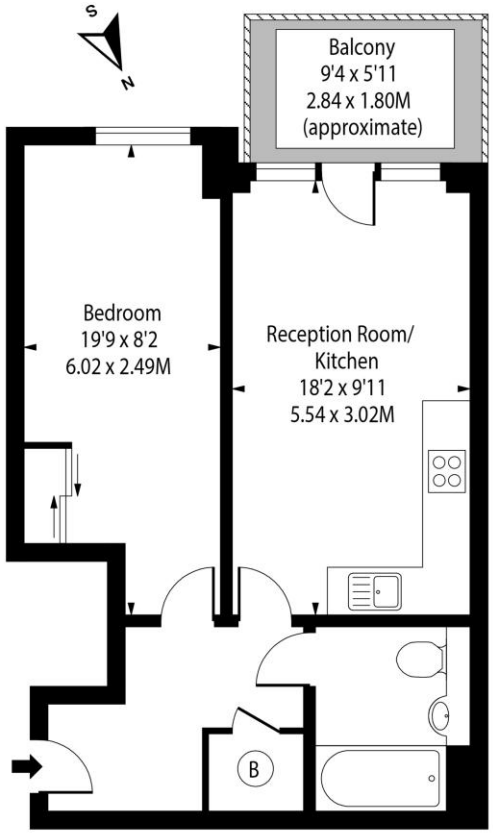
Asking Price £350,000



Tenure: Leasehold 983 years 3 months
Service Charge: £1,400 pa
Ground Rent: £390 pa
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales
62-64 Battersea Bridge Road
London
SW11 3AG
batterseapark@chestertons.co.uk
0203 040 8700
chestertons.co.uk

Gwynne Road, SW11



Third Floor

Approx Gross Internal Area **470 Sq Ft - 43.66 Sq M**

Includes Limited Use Area - 9 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 55005

Chesterton UK Services Limited 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 UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable