



Victorian Heights
Thackeray Road, SW8

CHESTERTONS





A charming and very grand two/three-bedroom flat located in this characterful converted school, finished throughout to the highest of specifications, photographs do not do this apartment justice.

Victorian Heights is gated development situated in the 'Diamond Conservation Area' on Thackeray Road, Battersea SW8, and is well placed for the local amenities in Battersea, as well as Queenstown Road over ground station which has direct services to Victoria station.

- School conversion
- High ceilings
- Beautiful finishes throughout
- Perfect for entertaining
- 1540sq ft

Asking Price £1,300,000

Energy Efficiency Rating		
	Current	Potential
92-100 A		
81-91 B		84
69-80 C	76	
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold
Service Charge: TBC
Ground Rent: TBC
Local Authority: London Borough of Wandsworth
Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

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CAPTURE DATE: 16/09/2021 LASER SCAN POINTS: 3,533,944

GROSS INTERNAL AREA

143.08 sqm / 1540.10 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
143.08 sqm / 1540.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes wallrooms, restricted head height
136.07 sqm / 1464.65 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 RESIDENTIAL 141.29 sqm / 1520.83 sqft
IPW16 RESIDENTIAL 137.63 sqm / 1481.44 sqft
SPEC ID: 014073cbef05090e3689e02a

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