



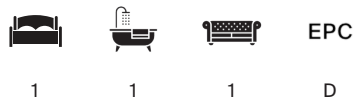
## MACDUFF ROAD

Battersea SW11



## A CHARMING GARDEN FLAT, MOMENTS AWAY FROM BATTERSEA PARK

A bright one-bedroom apartment with a private garden, located just moments from the green spaces of Battersea Park.



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Leasehold approximately 87 years remaining

Service charge: £345 per annum, reviewed every year, next review date 2027

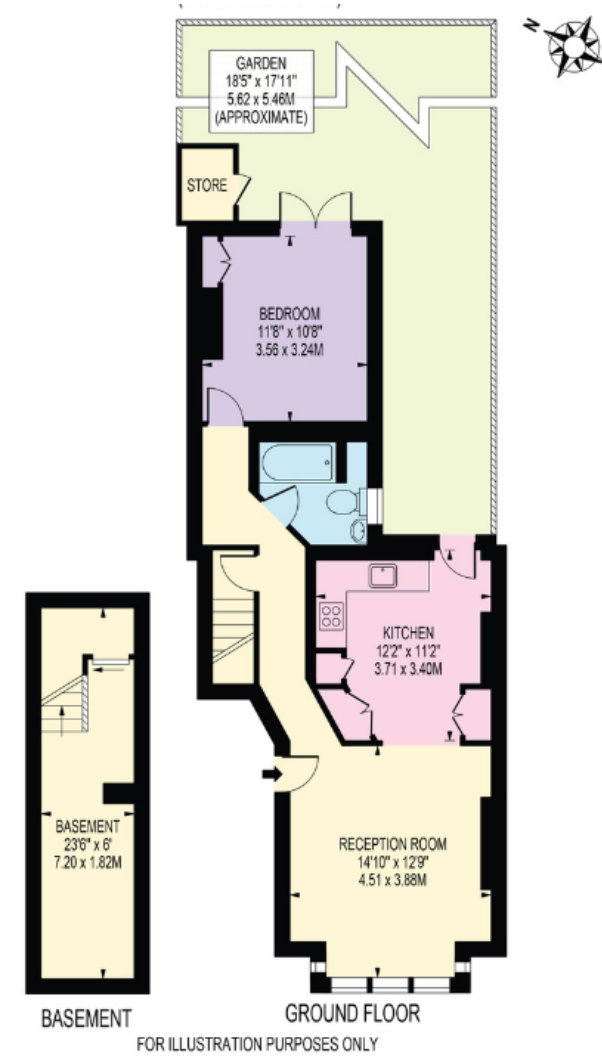
**Guide Price: £625,000**

The property features a bright dual-aspect open-plan kitchen and reception room, with patio doors leading seamlessly onto a stunning private garden, perfect for entertaining or relaxing. The double bedroom benefits from built-in wardrobes and also enjoys direct access to the garden, while a modern bathroom completes the main accommodation.

Further enhancing the appeal, a versatile basement provides additional space ideal for a home office, studio, or storage. The current owner is also in the process of extending the underlying lease, adding further long-term value.



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Approximate Gross Internal Area = 67.17 sq m / 723 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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