

FOR SALE


samuel estates
Lettings & Sales



Langhurst House, Battersea, London, SW11

Offers In Region Of £300,000 Leasehold

 **3**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A rare opportunity to acquire a spacious three-bedroom flat in the heart of Battersea, one of London-s most exciting regeneration hotspots. Combining generous proportions, excellent connectivity and strong long-term investment potential, Langhurst House offers exceptional value for both owner-occupiers and investors alike.

The property comprises of a spacious living room with space for dining, separate kitchen, three double bedrooms, a modern bathroom with a separate WC and a private balcony.


Several key factors continue to underpin Battersea’s strong growth story, including the Northern Line extension, the arrival of major corporate occupiers such as Apple, and ongoing investment across Nine Elms and Battersea Power Station.

Astle Street is ideally positioned to enjoy everything that has made Battersea one of South-West London-s most desirable postcodes. One of the capital-s finest green spaces is just a short walk away, alongside the cafés, restaurants and independent shops of Battersea Park Road. Residents also benefit from exceptional transport links, with Battersea Power Station Underground Station and Nine Elms Underground Station both nearby, providing fast access to the City, while frequent bus routes and the overground services from Queenstown Road and Battersea Park stations ensure excellent connectivity across London.

Disclaimer

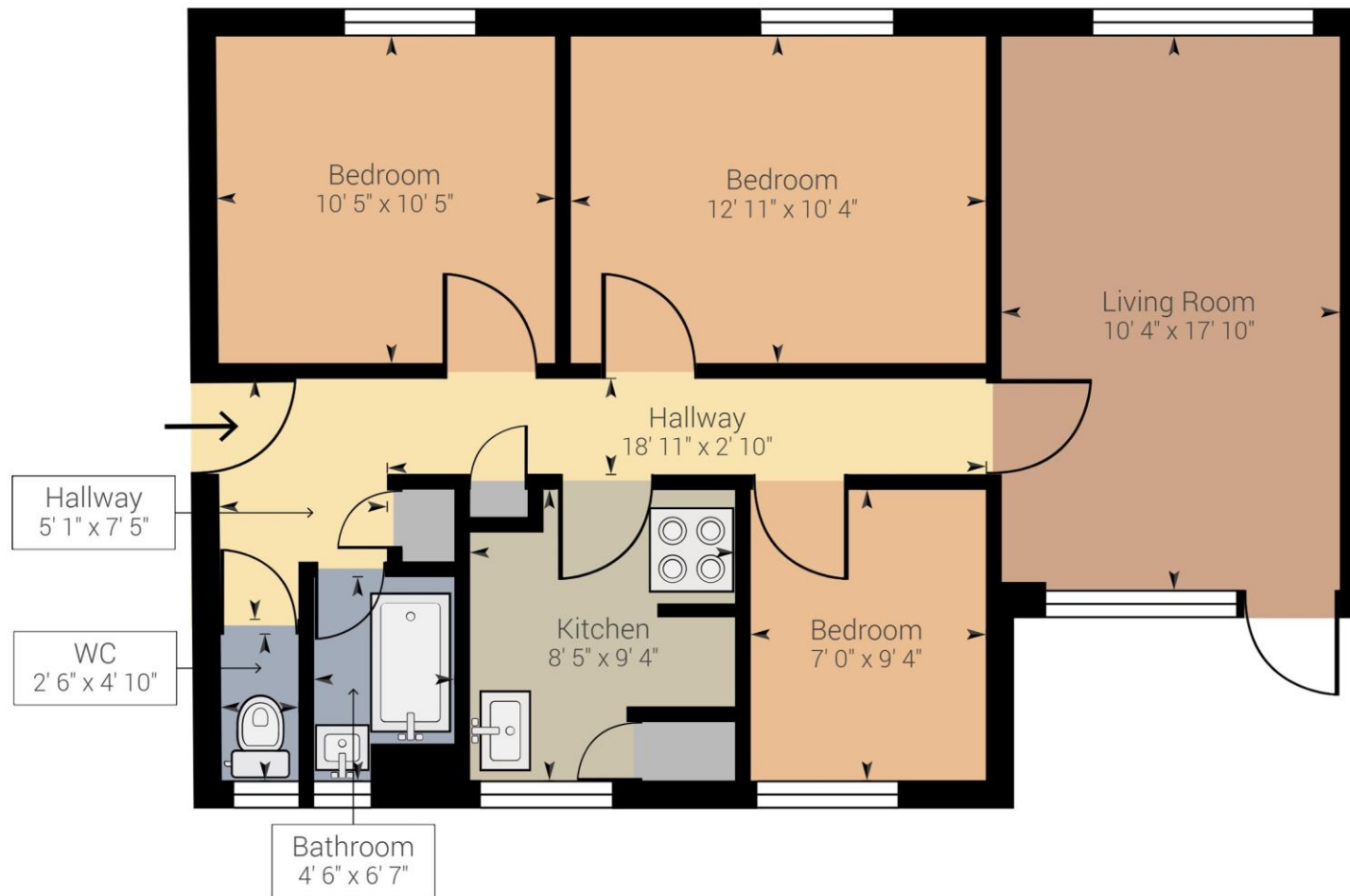
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	69	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate net internal area: 715.73 ft² / 66.49 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Material Information

Tenure – Leasehold

Length Of Lease – 89 years remaining

Service Charge – £1,460

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

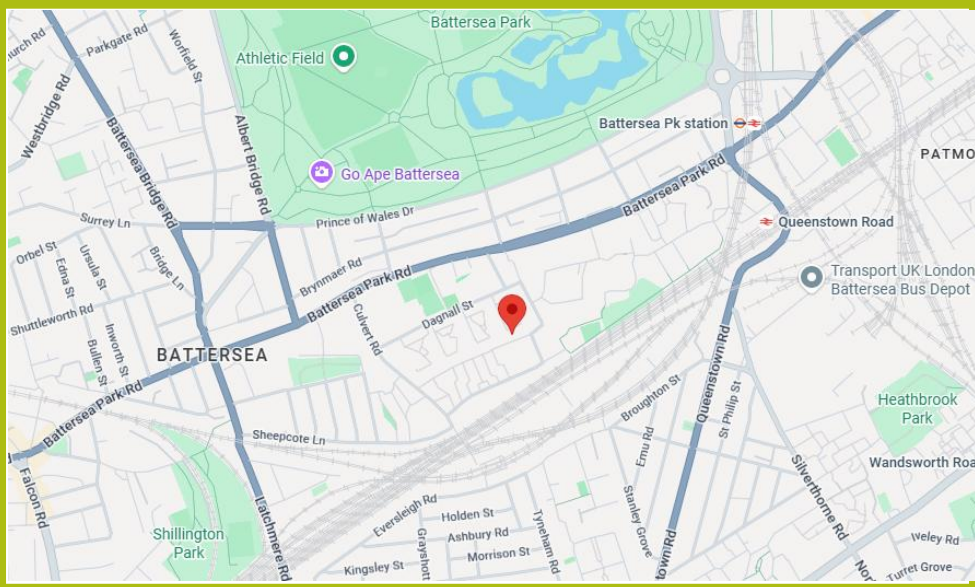


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

