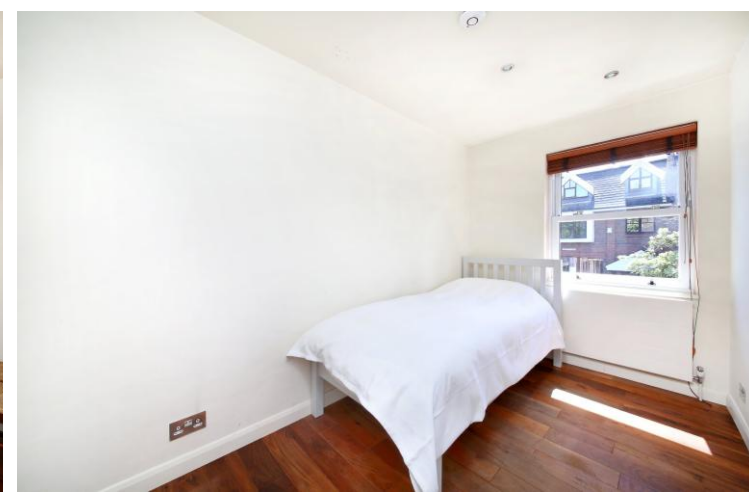




Battersea Church Road
London, SW11

CHESTERTONS





A bright and spacious two-bedroom, one-bathroom first-floor apartment with a private wraparound balcony and secure underground parking.

Beautifully presented throughout, this impressive flat offers over 720 sq ft of well-designed living space. The generous reception room features sliding doors opening onto a private south-east-facing wraparound balcony, creating an abundance of natural light and an excellent indoor-outdoor feel.

The separate kitchen is thoughtfully laid out with ample worktop space and extensive storage. There are two well-proportioned bedrooms, including a particularly spacious principal double bedroom. The second bedroom offers excellent versatility and could equally function as a guest room, home office, or nursery.

The apartment is served by a stylish family bathroom complete with both a separate walk-in shower and bathtub. Further benefits include hardwood flooring throughout and a secure parking space within the development's underground car park.

Built in 1986, the property forms part of the highly regarded Morgan's Walk development, ideally positioned between Battersea Bridge and the iconic Richard Rogers-designed Montevetro building. Battersea Park, with its 200 acres of green open space and superb leisure facilities, is less than 500 metres away, while the vibrant King's Road in Chelsea is just a short walk across the bridge.

The area also offers excellent access to riverside walks, local shops, cafés, and restaurants. Transport links are superb, with convenient bus routes, nearby Underground stations, and mainline rail services from Clapham Junction and Victoria providing fast connections across London.

- Two bedrooms
- Wrap around balcony
- Moments from the river Thames and Battersea Park
- Chain free
- Parking space

Asking Price £625,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 173 years

Service Charge: TBC

Ground Rent: TBC

Local Authority: Wandsworth Council

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

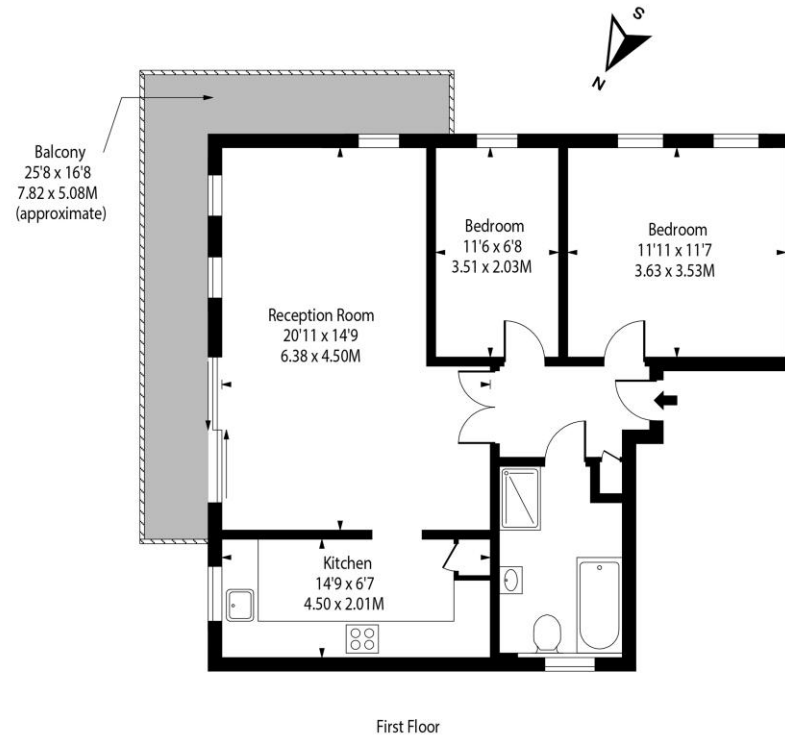
SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Battersea Church Road, SW11



Approx Gross Internal Area

726 Sq Ft - 67.45 Sq M

Includes Limited Use Area - 11 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54627



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