






## PRINCE OF WALES MANSIONS

Battersea, SW11



## STUNNING DUPLEX APARTMENT

This two bedroom, two bathroom home is conveniently located next to the green spaces of Battersea Park.

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Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Share of Freehold

Service charge: £2,722.82 per annum\*

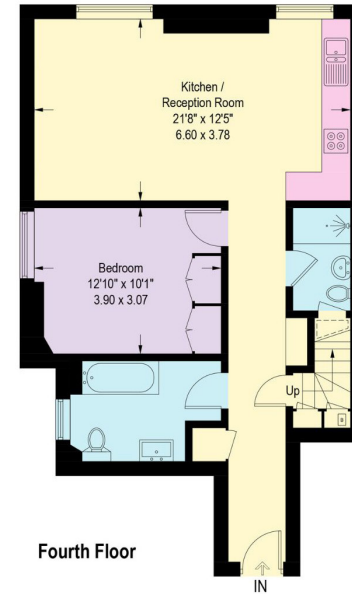
**Guide Price: £850,000**

This gorgeous property is arranged over the top two floors of a handsome red brick Victorian mansion block in Battersea Park.

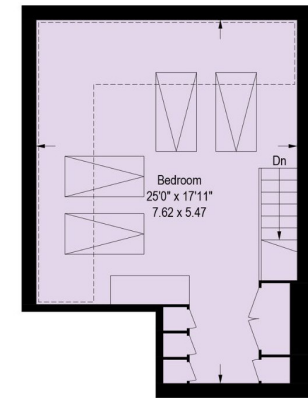
The lower level of the flat comprises a bright open-plan kitchen reception room with beautiful sash windows, wooden flooring, and sleek integrated appliances. Along the corridor there is a charming double bedroom with built-in wardrobes, alongside a stylish family bathroom and a separate shower room for added convenience.

Upstairs, the impressive principal bedroom occupies the entire top floor which is a peaceful retreat with views across the rooftops of Battersea. There is the added benefit of storage cupboards in the hallway and under the stairs.

\*Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries.



- Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 915 sq ft / 85 sq m  
 Reduced Headroom = 141 sq ft / 13.1 sq m  
 Inclusive Total = 1056 sq ft / 98.1 sq m

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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