

154B BATTERSEA HIGH STREET

LONDON • SW11 3JR

GUIDE PRICE £500,000

3 DOUBLE BEDROOMS • APPROX. 827 SQ FT • SPLIT-LEVEL • LONG LEASE • LOW SERVICE CHARGES

A spacious and well-presented three-bedroom apartment arranged over the upper floors of a period building in the heart of Battersea, combining generous proportions, a flexible layout and notably low ongoing leasehold costs.

THE PROPERTY

Offering approximately 827 sq ft of internal accommodation, the property provides three genuine double bedrooms and excellent separation between the living and sleeping spaces.

The main living level comprises a bright open-plan kitchen/reception room with space for dining, a newly fitted bathroom and one double bedroom. Upstairs are two further particularly generous double bedrooms, giving the layout excellent flexibility for families, sharers, home working or guests.

The apartment has been recently redecorated and further benefits from new flooring and a newly fitted bathroom, creating a fresh, contemporary feel throughout.

For leasehold buyers and investors, the long lease and very low service charges are a particularly attractive feature, helping to keep the ongoing cost of ownership comparatively low.

LOCATION

Battersea Square, with its cafés, restaurants and independent businesses, is just a short walk away. The River Thames and Battersea Park are also within easy reach, while Clapham Junction provides excellent connections into central London and beyond. Chelsea and Battersea Power Station are readily accessible.

WHY IT STANDS OUT

827 SQ FT

Generous internal space

THREE DOUBLES

No box-room compromise

LONG LEASE

A strong leasehold selling point

LOW SERVICE CHARGES

Lower ongoing ownership costs

SPLIT-LEVEL

Characterful, flexible layout

UPDATED

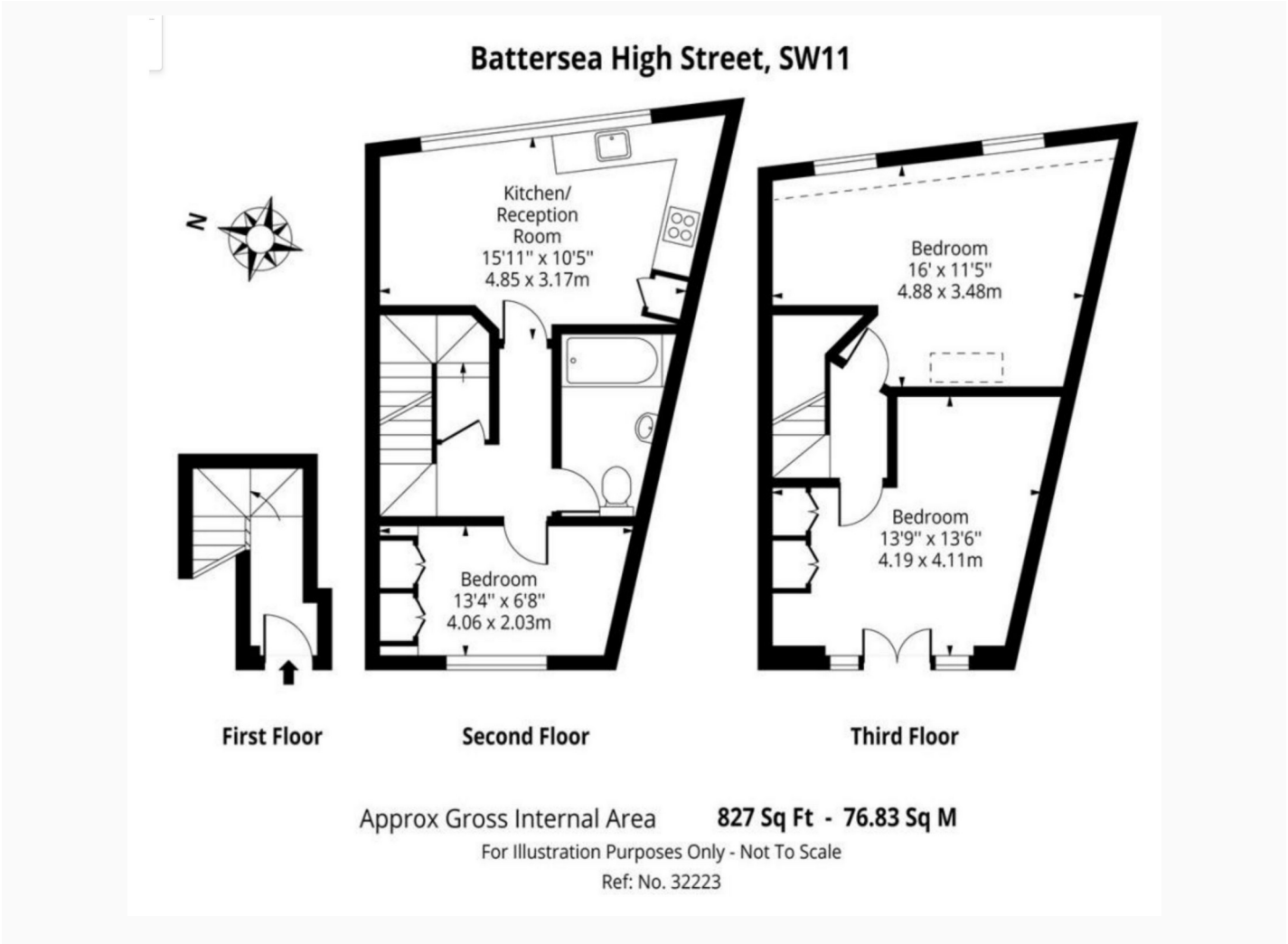
New bathroom, flooring & décor

A FLEXIBLE BATTERSEA HOME

With three double bedrooms, a practical split-level layout and low ongoing leasehold costs, the property is well suited to owner-occupiers looking for space as well as buyers seeking strong rental potential in a well-connected SW11 location.

LAYOUT & ACCOMMODATION

A well-proportioned split-level home with three genuine double bedrooms.



ROOM DIMENSIONS

Kitchen / Reception 15'11" x 10'5" 4.85 x 3.17m	Bedroom 13'4" x 6'8" 4.06 x 2.03m
Bedroom 16'0" x 11'5" 4.88 x 3.48m	Bedroom 13'9" x 13'6" 4.19 x 4.11m

AT A GLANCE

- Three double bedrooms
- Approx. 827 sq ft / 76.83 sq m
- Open-plan kitchen/reception room
- Newly fitted bathroom
- Recently redecorated with new flooring
- Long lease
- Very low service charges

LOCATION HIGHLIGHTS

- Battersea Square close by
- River Thames within easy reach
- Battersea Park nearby
- Clapham Junction within walking distance
- Chelsea & Battersea Power Station accessible

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Important notice: These particulars are a general guide only and do not form part of any offer or contract. Measurements and areas are approximate. Buyers should verify lease length, service charges, ground rent and all material information through their legal representative.