



Battersea High Street

London

Guide Price

£350,000

A fantastic opportunity to purchase a stylish and conveniently located one double bedroom first-floor flat on Battersea High Street, SW11. Ideal for first-time buyers, investors or anyone looking for a convenient London home to stay in once or twice a week, this well-positioned property offers modern, low-maintenance living in a vibrant and well-connected part of south-west London.

The accommodation comprises a bright open-plan kitchen and reception room, complete with a useful breakfast bar, a good-sized double bedroom with fitted wardrobes and a modern tiled shower room. The location is a real highlight. Battersea High Street provides a range of local shops, cafés, restaurants and everyday amenities, while Clapham Junction, Northcote Road, Lavender Hill and Battersea Park are all within easy reach. The popular Battersea Power Station development is also nearby, offering an exciting mix of shops, restaurants, cafes and leisure facilities. Transport connections are excellent, with Clapham Junction station providing fast and frequent National Rail services towards Waterloo, Victoria and destinations across London and the South East. The Northern line at Battersea Power Station provides a direct Underground connection into central London, including Waterloo, Embankment, Charing Cross, Leicester Square and Tottenham Court Road. Whether you're looking to get onto the London property ladder, add to your investment portfolio or secure your own convenient base in the capital, this attractive property offers an excellent combination of location, lifestyle and connectivity.

Lease: 125 years  
Ground Rent: £200 per annum  
Current Service Charge: £460.58 per annum  
A superb opportunity in a highly sought-after Battersea location — early viewing is strongly recommended.

Restways

High Street

Gillingham

Dorset

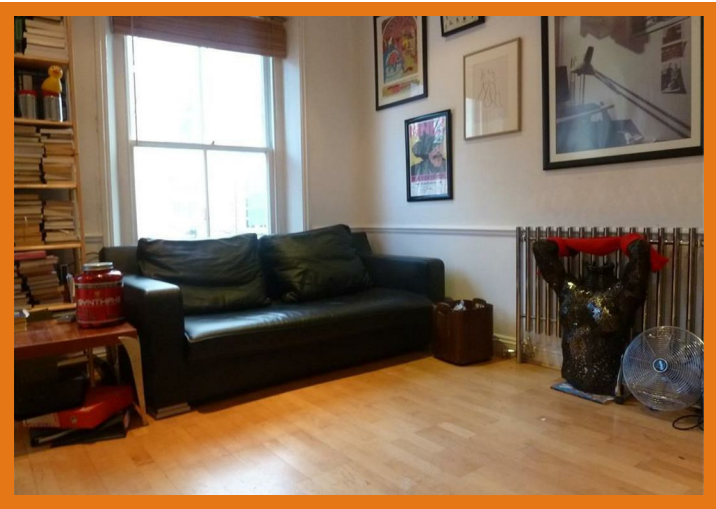
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running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



### Information

- Battersea High Street SW11
- First Floor One Bedroom Flat
- Bright Open Plan Kitchen And Reception Room
- Spacious Bright Reception Room
- Contemporary Tiled Shower Room
- Ideal First Time Buyer Purchase Or Investment Opportunity
- Perfect London Base For Commuters And Occasional Stays
- Excellent Transport Links From Clapham Junction Station
- Northern Line at Battersea Power Station Providing Easy Access To Central London
- 125-year Lease With Low Annual Charges – £200 Ground Rent & £460.58 Service Charge
- Council Tax Band: C
- Call Now On 0207 101 1636 To Arrange A Viewing.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.