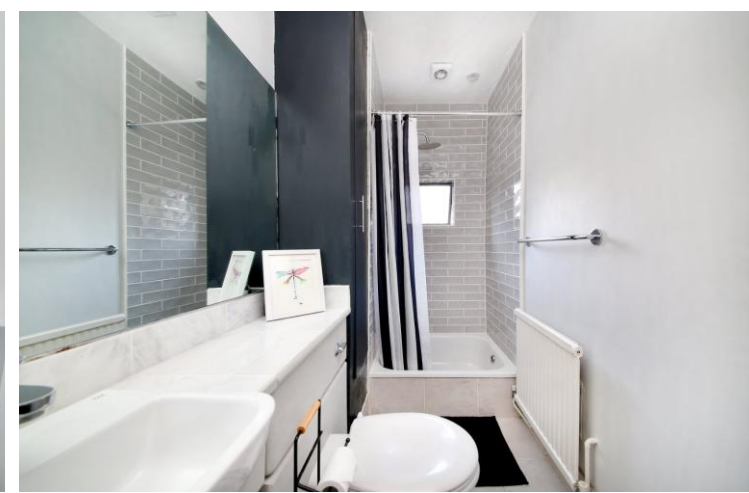




Shelgate Road
Battersea, SW11

CHESTERTONS





Situated on the ever-popular Shelgate Road, this beautifully presented top floor split-level one-bedroom apartment extends to approximately 729 sq ft and occupies the upper floors of an attractive period conversion. Offered with the added benefit of a share of freehold, the property combines period charm with contemporary living in one of Battersea's most sought-after residential locations.

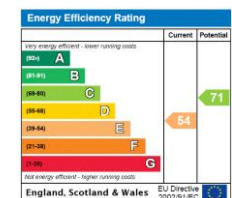
The apartment is thoughtfully arranged throughout, centred around a bright and airy reception room where large windows flood the space with natural light. A charming feature fireplace provides an attractive focal point, while there is ample room for both seating and dining, making it an ideal space for everyday living and entertaining. The separate contemporary kitchen is well appointed with a range of integrated appliances, generous storage and ample worktop space. A modern bathroom completes this floor, while the upper level is dedicated to a spacious double bedroom benefiting from extensive storage and additional eaves storage.

Finished to a modern standard throughout, the property offers well-proportioned accommodation with an abundance of natural light, creating a welcoming and comfortable home.

Shelgate Road is ideally positioned for the excellent amenities of Northcote Road, Battersea Rise and St John's Hill home to an array of independent cafés, restaurants, boutiques and everyday conveniences. The open green spaces of Clapham Common and Wandsworth Common are also within easy reach, while Clapham Junction Station is approximately 0.4 miles away, providing swift and frequent services to Victoria, Waterloo and beyond. The apartment also benefits from easy transport links to Clapham Common (northern line).

- Share of freehold
- One bedroom apartment
- Unique layout over two floors
- Spacious reception room with period features
- Master bedroom with fitted storage
- Popular residential street off Northcote Road and close to Clapham Junction

Asking Price £525,000



Tenure: Share of Freehold 83 years 11 months

Service Charge: N/A

Ground Rent: N/A

Local Authority: Wandsworth Council

Council Tax Band: B

Chestertons Battersea & Clapham Sales

6 Battersea Rise

London

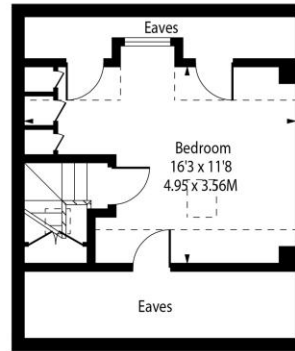
SW11 1ED

battersearise@chestertons.co.uk

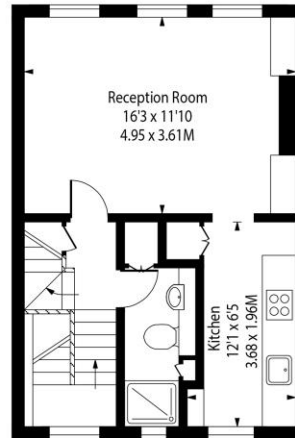
020 7924 4400

chestertons.co.uk

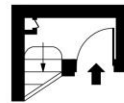
Shelgate Road, SW11



Third Floor



Second Floor



First Floor
Entrance

Approx Gross Internal Area **729 Sq Ft - 67.73 Sq M**

Includes Limited Use Area and Eaves Storage - 149 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54823



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable