

FOR SALE



Oberstein Road, Battersea, SW11

Offers In Excess Of £600,000 Share of Freehold

 **2**

 **1**


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Property Description

A beautifully presented two double bedroom split-level flat set within an attractive Victorian conversion, offering a perfect blend of period charm and modern living. Situated on the sought-after Oberstein Road, the property enjoys an exceptional location just moments from the vibrant bars, cafés, and restaurants along St John's Hill, creating an ideal lifestyle for those who enjoy a lively neighbourhood atmosphere. Additionally this flat is offered Chain Free.

The flat is arranged over two levels, providing a greater sense of space and separation between living and sleeping areas. The bright and spacious lounge serves as the heart of the home, offering ample room for both relaxation and entertaining guests. Adjacent is a sleek, modern kitchen, fully fitted with integrated appliances and designed to maximise both style and functionality. The property further benefits from a contemporary three-piece bathroom suite, and two generously sized double bedrooms, each offering plenty of space for storage and comfortable living.

With Clapham Junction railway station just a short walk away, the property provides exceptional transport links. The station offers frequent direct services via South Western Railway to London Waterloo, as well as routes to destinations such as Wimbledon, Richmond, Kingston, Woking, and Guildford. Southern services connect to London Victoria, Gatwick Airport, Croydon, Brighton, and the South Coast, while the London Overground provides convenient links to areas such as Canada Water, Shoreditch, Highbury & Islington, and Stratford.

This flat is perfectly suited to a single professional or a couple searching for a spacious, stylish home in a prime South West London location.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		81
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

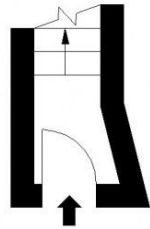




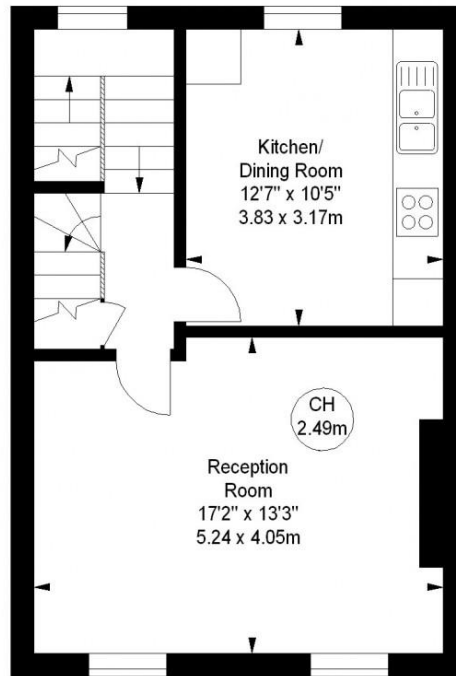
Oberstein Road, SW11

Approximate gross internal area

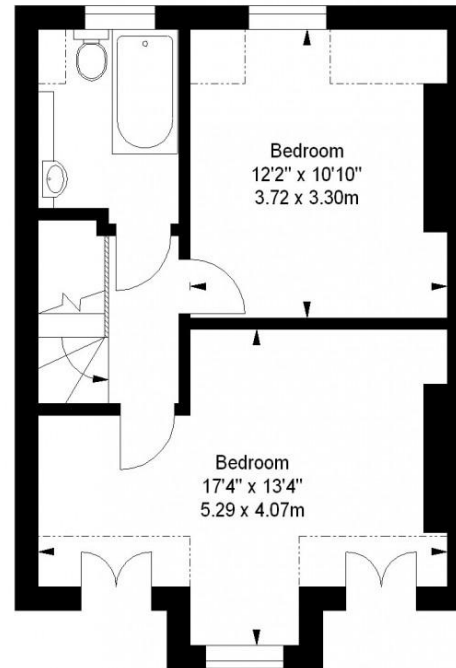
888 sq ft / 82.50 sq m



Ground Floor
Entrance
21 sq ft



First Floor
452 sq ft



Second Floor
415 sq ft

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

Material Information

Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – tbc

Service Charge – tbc

Ground Rent – £0

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (Conversion)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



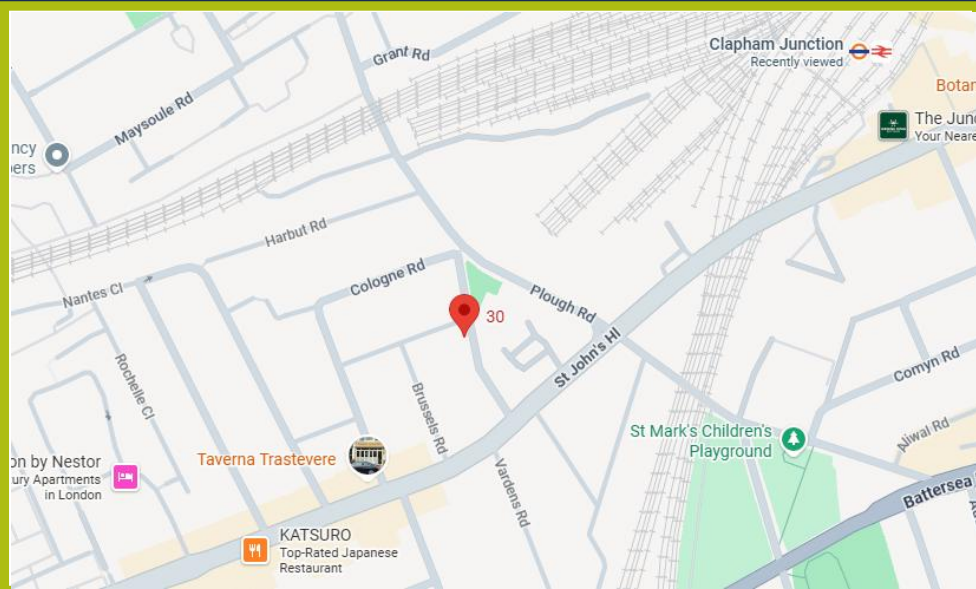
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

