



Gladstone Terrace  
London, SW8









This bright and spacious duplex apartment in Gladstone Terrace offers an excellently blend of practical living and entertaining space.

The ground floor of the property comprises of a large open plan living room/ kitchen with plenty of space for a family dining table while still having another section of the room available as a dedicated seating area. The room is dual aspect with floor to ceiling windows letting in an abundance of natural light and the room is completed with access to the private patio garden. The floor also has guest WC and large under stairs storage cupboard

The first floor has a modern family bathroom second bedroom that's a good sized double and the master bedroom. The master bedroom is dual aspect, benefits from built in wardrobes and a stylish en-suite shower room.

Battersea Exchange benefits from a 24-hour concierge and gym, its excellently located only a few minutes' walk from the near 200 acres of green space in Battersea Park. Transportation is close at hand with both Battersea Park and Queenstown Road rails stations in close proximity. The modern commercial hub that is Battersea Power station is only 0.3 miles away with its shops, bars and restaurants as well as the Northern Line underground station.

- Two bedrooms
- Excellent transport links
- 1016sq ft
- Two bathrooms
- Private patio garden

Asking Price £800,000

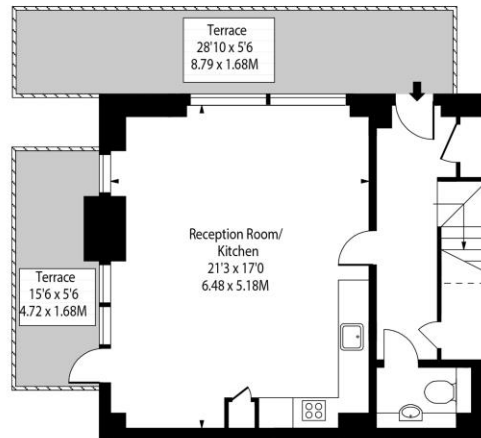
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 990 years  
**Service Charge:** £4,312 Per Annum  
**Ground Rent:** £500 Per Annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

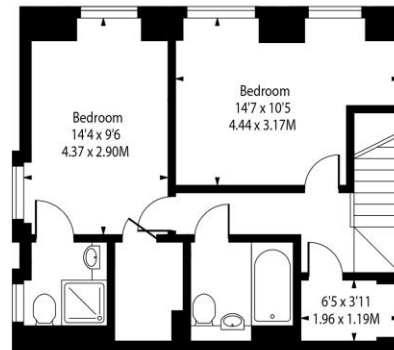
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## Galdstone Terrace, SW8



Ground Floor



First Floor

Approx Gross Internal Area **1016 Sq Ft - 94.38 Sq M**

Includes Limited Use Area - 38 Sq Ft  
 Drawn in Accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
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