



St. Josephs Street, Battersea Exchange, London Asking Price £475,000

Nestled in the popular Battersea Exchange development, this modern one-bedroom apartment offers a perfect blend of comfort and contemporary living. Spanning an impressive 614 square feet, the property boasts a well-designed layout that maximises space and light.

Upon entering, you are welcomed into a stylish reception room. The bedroom is generously sized, with a bathroom that is fitted with modern fixtures, ensuring a pleasant experience for daily routines.

Built in 2017, this property benefits from contemporary design and high-quality finishes, making it an attractive option for those seeking a move-in ready home. The location is superb, with easy access to local amenities, transport links, and the vibrant culture that London has to offer.

Approx. 114 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: D (Wandsworth Council)

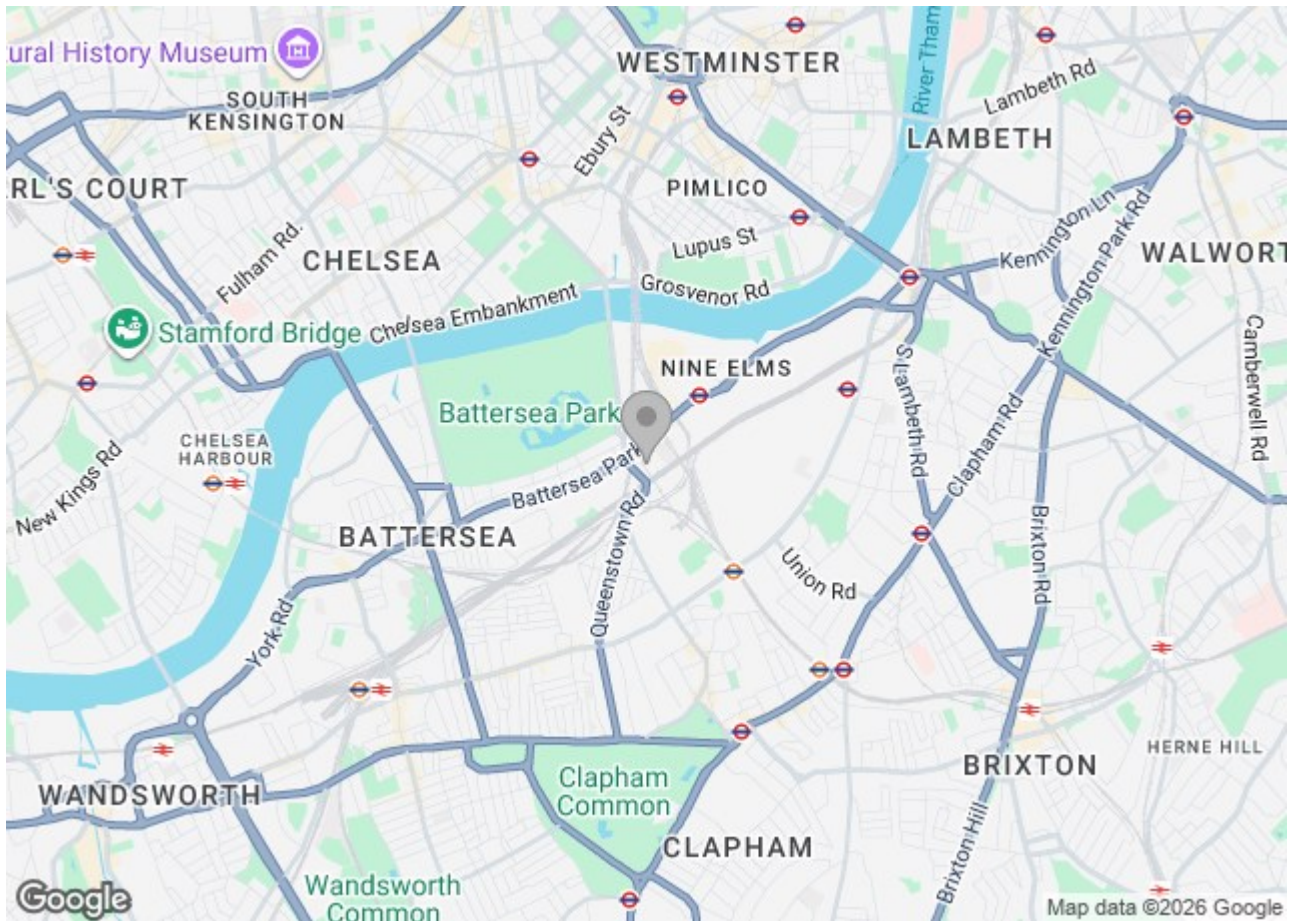
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Cladding: EWS1 Certificate available

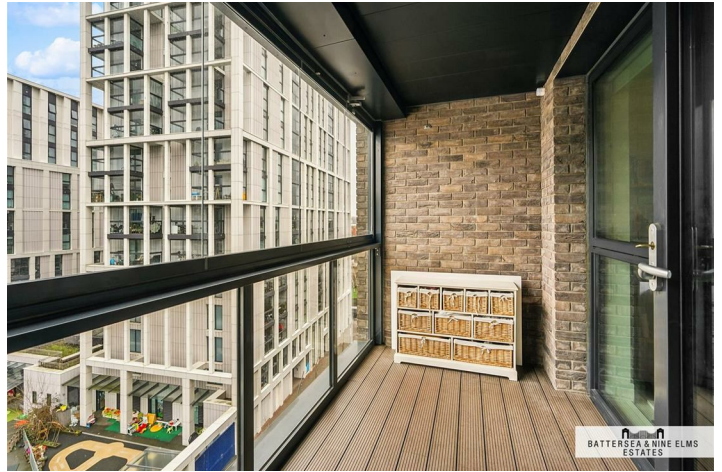
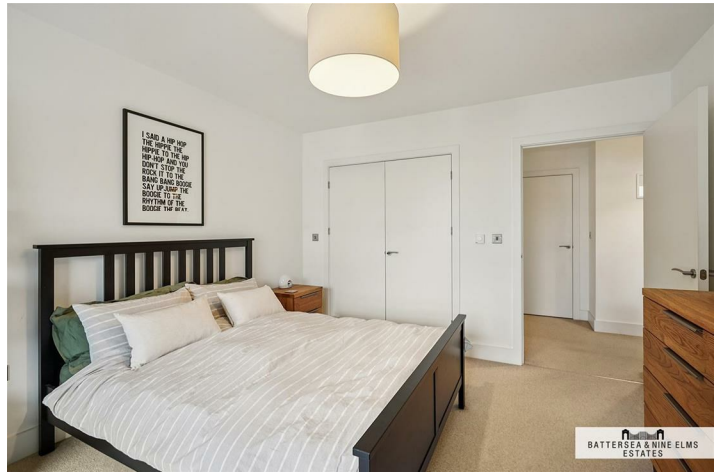
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

St. Josephs Street London



- One bedroom
- One bathroom
- Winter garden
- Close to Battersea Power Station & Battersea Park
- Great transport links



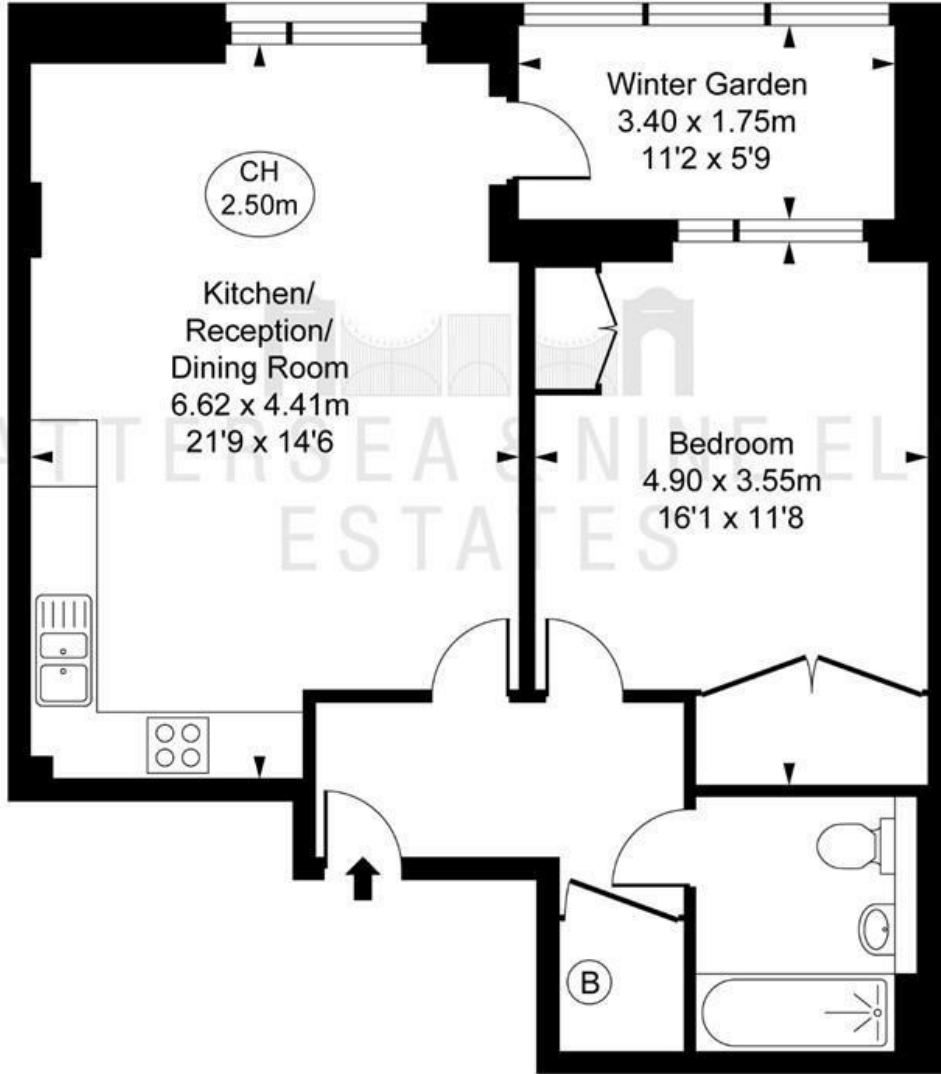


St. Josephs Street, SW8

Approximate Gross Internal Area
55.43 sq m / 597 sq ft

Winter Garden
 5.95 sq m / 64 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	