

FOR SALE


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Lettings & Sales



Langhurst House, Battersea, London, SW11

Offers In Region Of £350,000 Leasehold

 **3**

 **1**


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Property Description

A rare opportunity to acquire a spacious three-bedroom flat in the heart of Battersea, one of London-s most exciting regeneration hotspots. Combining generous proportions, excellent connectivity and strong long-term investment potential, Langhurst House offers exceptional value for both owner-occupiers and investors alike.

The property comprises of a spacious living room with space for dining, separate kitchen, three double bedrooms, a modern bathroom with a separate WC and a private balcony.


Several key factors continue to underpin Battersea’s strong growth story, including the Northern Line extension, the arrival of major corporate occupiers such as Apple, and ongoing investment across Nine Elms and Battersea Power Station.

Astle Street is ideally positioned to enjoy everything that has made Battersea one of South-West London-s most desirable postcodes. One of the capital-s finest green spaces is just a short walk away, alongside the cafés, restaurants and independent shops of Battersea Park Road. Residents also benefit from exceptional transport links, with Battersea Power Station Underground Station and Nine Elms Underground Station both nearby, providing fast access to the City, while frequent bus routes and the overground services from Queenstown Road and Battersea Park stations ensure excellent connectivity across London.

Disclaimer

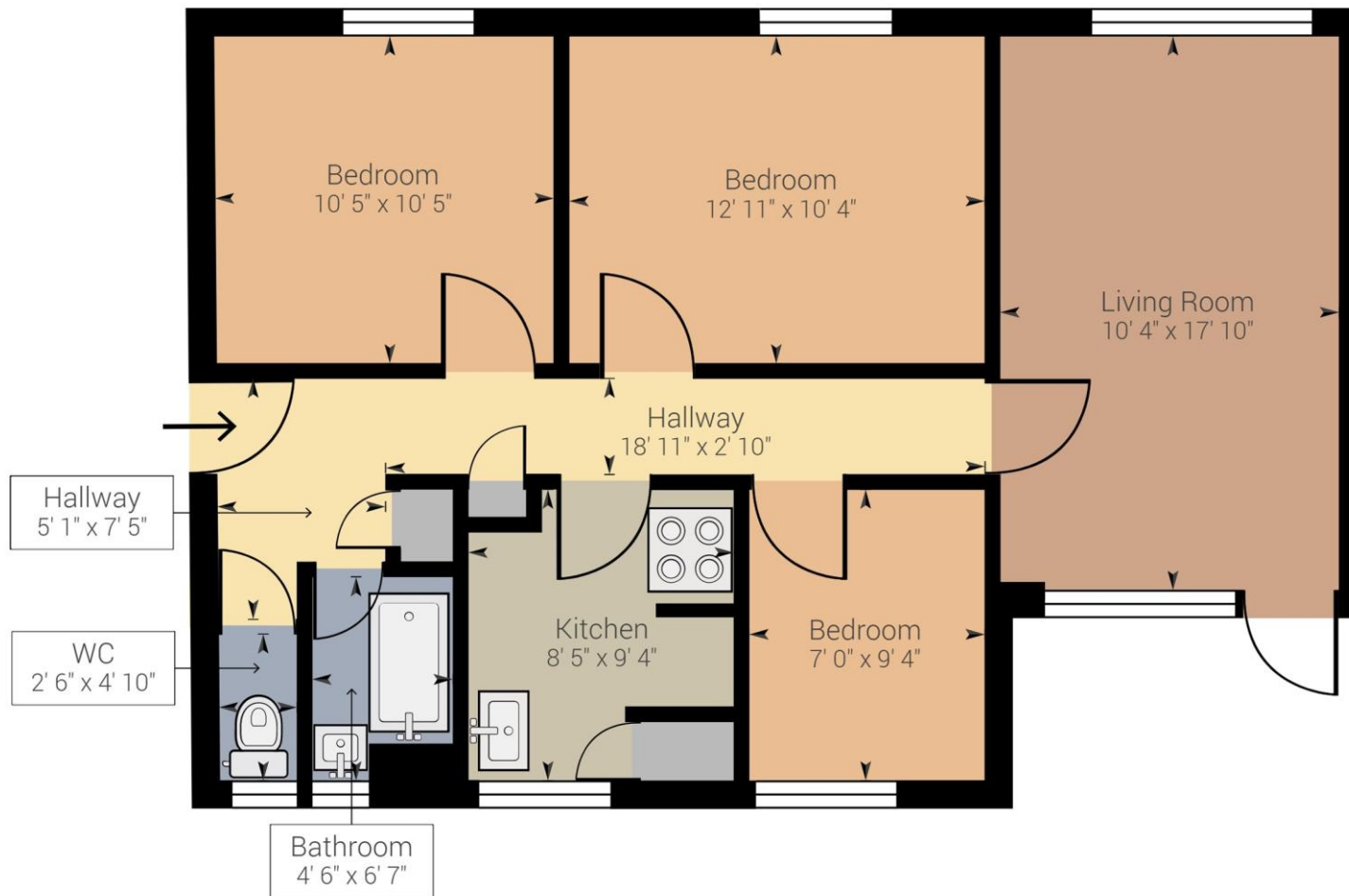
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	69	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate net internal area: 715.73 ft² / 66.49 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Material Information

Tenure – Leasehold

Length Of Lease – 89 years remaining

Service Charge – £1,460

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

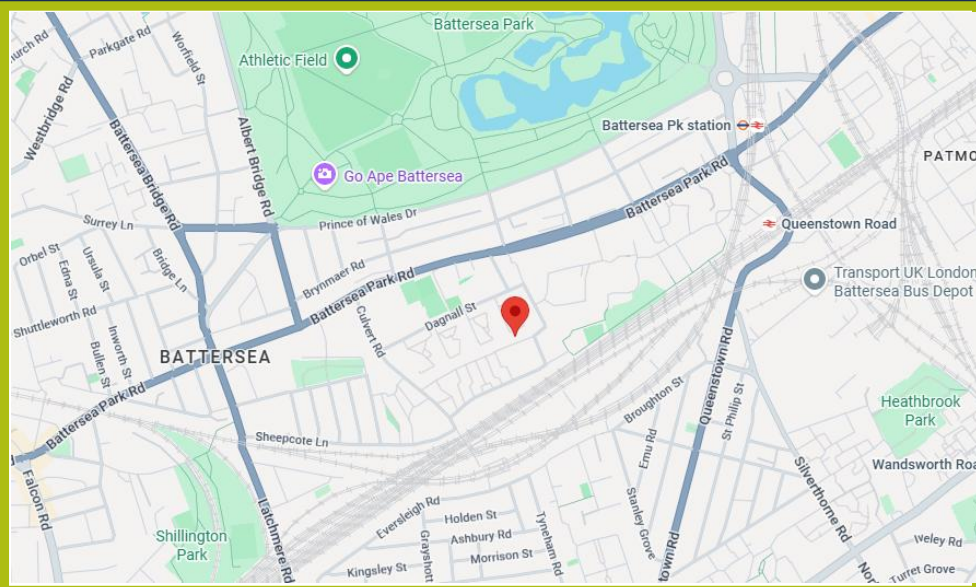


Flood Risk

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

