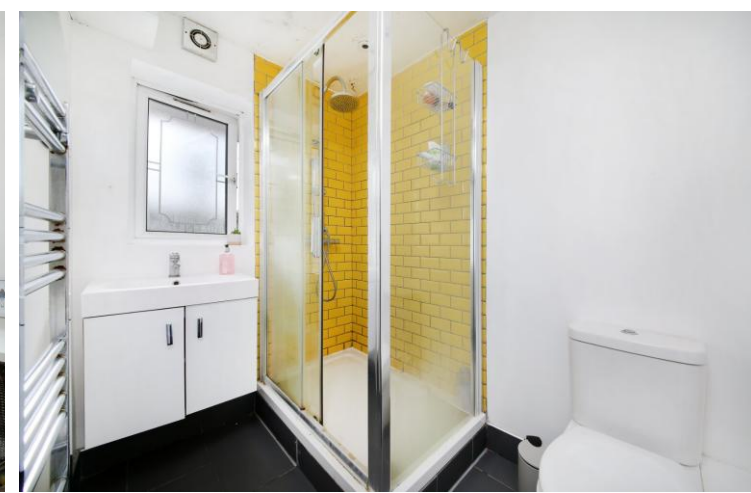




Batten Street  
London, SW11

CHESTERTONS





This two-bedroom apartment is situated on the 1st floor of a modern block in a fantastic location at the heart of Battersea. Extending to around 550 square feet the property is offered with no onward chain and benefits from a space within the secure car park.

Batten Street is a quiet residential road that sits opposite the popular Shillington and Falcon Parks and offers superb access to the rail network at Clapham Junction as well as the amenities of St Johns Hill and the open spaces of Battersea Park and Clapham Common.

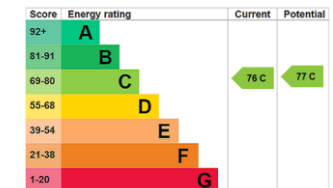
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349,000 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- Two bedrooms
- 1st floor
- Private parking
- Two bathrooms
- 550sq ft

Guide Price £350,000

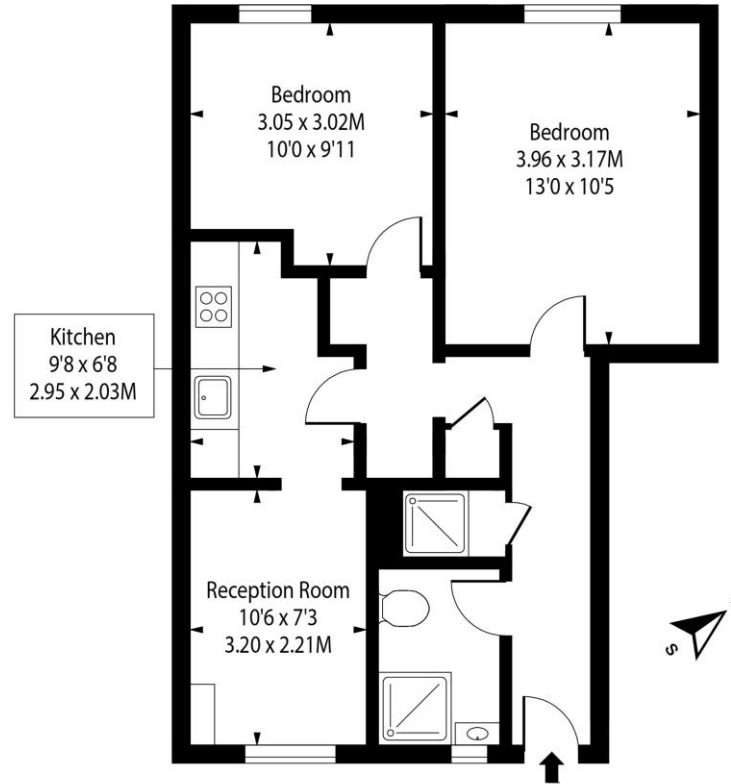


**Tenure:** Leasehold 105 years 9 months  
**Service Charge:** £1,000 Per Annum  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

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## Batten Street, SW11



First Floor

Approx Gross Internal Area **550 Sq Ft - 51.09 Sq M**

Includes Limited Use Area - 11 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 54027



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