



Winfield House
Vicarage Crescent, SW11

CHESTERTONS





A stunning architecturally designed two-bedroom apartment in Winfield House, Battersea Village.

The property underwent a complete renovation in 2023, No expense has been spared in the design of this spectacular apartment. The open plan triple-aspect living space is a fantastic room and benefits from vast amounts of natural light from its five windows, the bespoke kitchen has built in Bosch appliances, humidity-controlled exhaust system, generous cupboard space and ceramic counter tops. Reclaimed timber flooring can be found throughout the apartment; all windows have been replaced with modern double glazing with hardwood frames and the apartment benefits from access to a loft space for additional storage. The two double bedrooms are very spacious rooms and have custom built in wardrobes, a contemporary bathroom with walk in shower and a humidity-controlled exhaust system completes the property. The property also benefits from access to the immaculately kept communal gardens.

Vicarage Crescent is situated at the northern end of Battersea High Street, a quiet residential street notable for being the location of Thomas's Battersea School and opposite the open spaces and recreational facilities of Fred Wells Gardens. The property is located in close proximity to the shops and restaurants of Battersea Square which includes a Gail's Bakery. The 170 bus, which goes directly to Chelsea, stops on Battersea Square. Clapham Junction, with its links to Waterloo & Victoria is a 12-minute walk away.

- Two bedrooms
- Architecturally designed throughout
- 830sq ft
- Modern bespoke kitchen with built in Bosch appliances
- Triple aspect living space

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		81
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 954 years
Service Charge: £6190 per annum
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

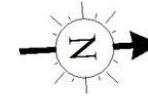
62-64 Battersea Bridge Road
 London
 SW11 3AG
 batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

Winfield House, SW11

Approximate gross internal area

77.11 sq m / 830 sq ft

Key :
CH - Ceiling Height



Third Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
Copyright of Wyatt Dixon Homes



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable