



Thorney Crescent
London, SW11

CHESTERTONS





A wonderfully spacious two-bedroom, two-bathroom apartment extending to around 902 square feet, occupying one of the most desirable positions within Morgan's Walk. The apartment is situated so that residents can enjoy views on the river Thames and the communal gardens from most of the principal rooms. The property also includes a garage.

Built in 1983 Morgan's Walk occupies a great spot between Battersea Bridge and the landmark Richard Rogers designed Montevetro building. The 200 acres of Battersea Park with its open spaces and excellent range of leisure and sports facilities is located less than 500 metres from the flat and Chelsea is just moments away.

The property also benefits from its close proximity to Nine Elms and Battersea Power Station, which provides amenities such as shops, bars, restaurants, and the Northern line Tube station. More immediately the cafe's, shops and restaurants of both Battersea Bridge Road and Battersea Square are easily accessible with the rail network at Clapham Junction only 1.2 mile away.

- Two bedroom
- River Thames view
- Private river facing terrace
- Two bathrooms
- Private Garage

Asking Price £850,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold 172 years 1 months
Service Charge: £3,480.36 Per Annum
Ground Rent: TBC
Local Authority: Wandsworth Council
Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

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Ground Floor
(Not shown in actual location or orientation)

Ground Floor

Approx Gross Internal Area 902 Sq Ft - 83.80 Sq M

Includes Limited Use Area - 15 Sq Ft
Excludes Garage - 134 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54348



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