

**FOR SALE**



**Phoenix Way, Battersea, London, SW18**

**Offers In Excess Of £325,000 Leasehold**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Delight in the timeless elegance of modern living with this beautifully presented one-bedroom first floor flat on Phoenix Way. With its high ceilings and abundant natural light throughout, the property offers a bright and inviting space, perfect for a single professional or a couple.


This property is offered to the market Chain Free. Additional benefits include lift access, a secure entry system, and a well-maintained communal garden.

Phoenix Way benefits from an excellent location, surrounded by a variety of local bars, restaurants, and amenities. Clapham Junction Rail Station is within easy walking distance, providing convenient connections to London Waterloo, London Victoria, and parts of Surrey. Additionally, the lush green spaces of Clapham Common are just moments away.

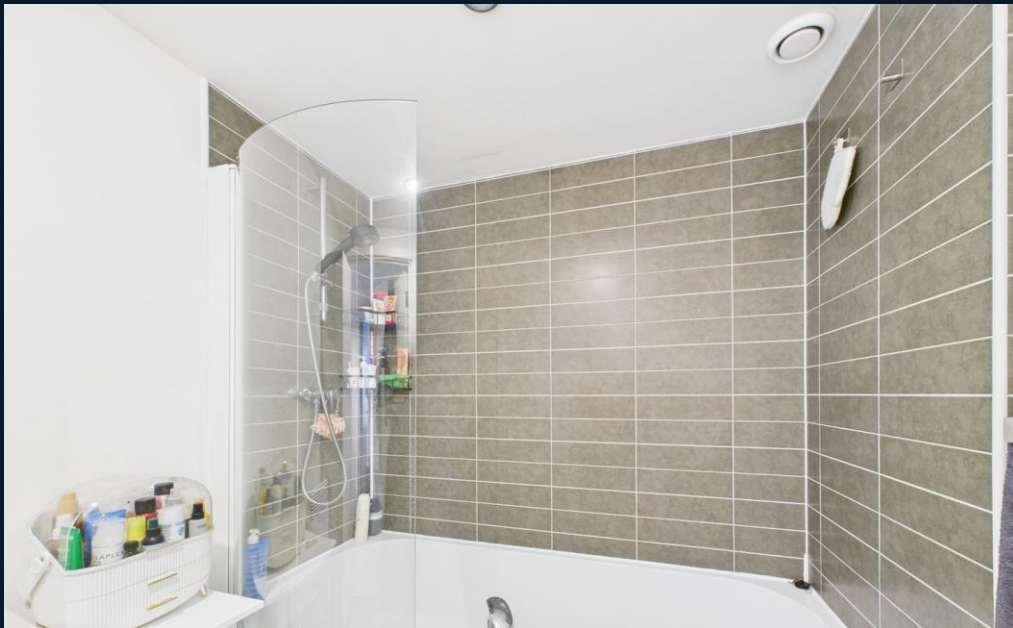


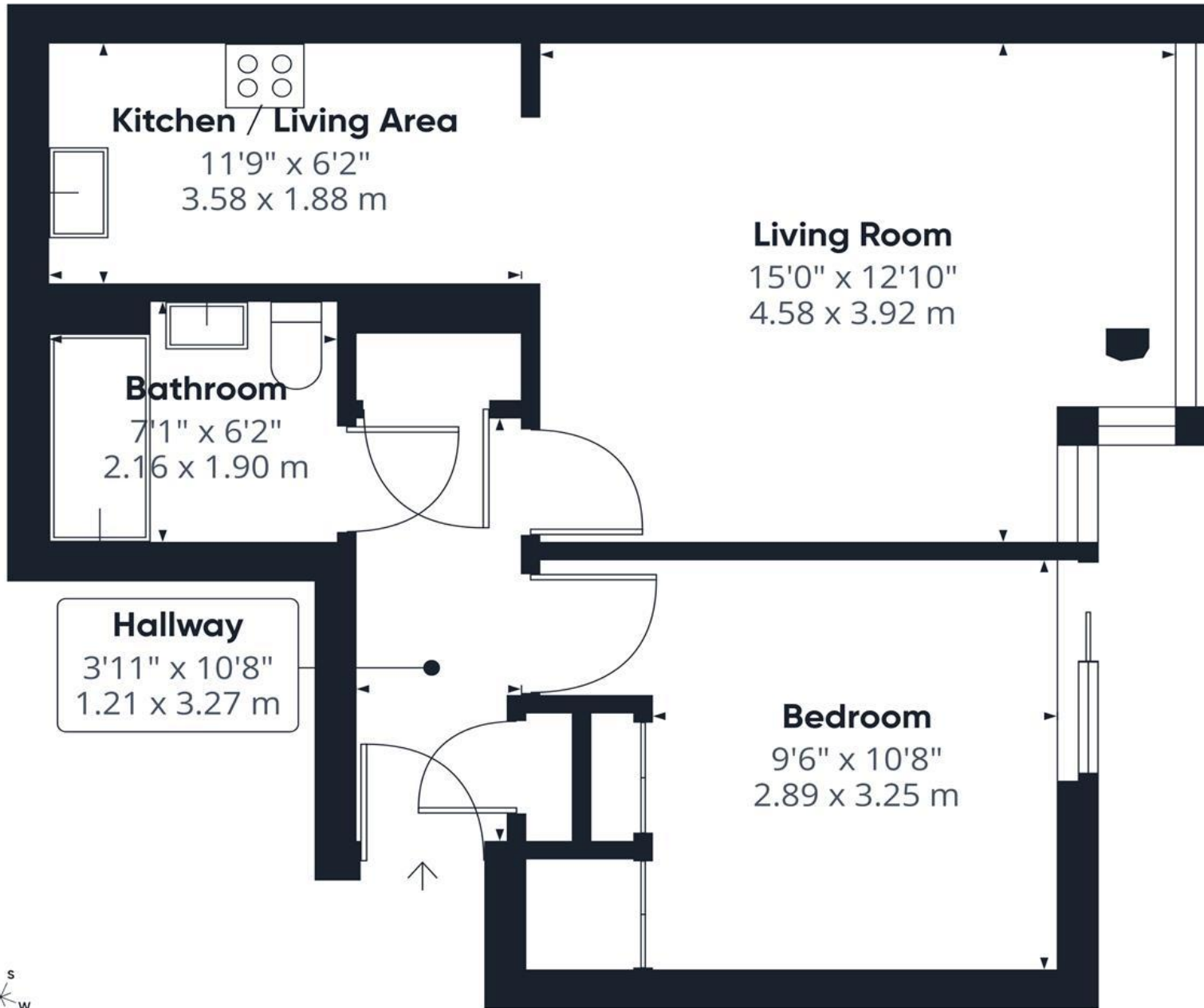
## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	82	87
England & Wales		EU Directive 2002/91/EC 







Approximate total area<sup>(1)</sup>  
475 ft<sup>2</sup>  
44.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 129 years remaining

**Service Charge** – £2,034

**Ground Rent** – £200

**Building Insurance** – £1,012

**Council Tax Band** – D

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric Communal



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

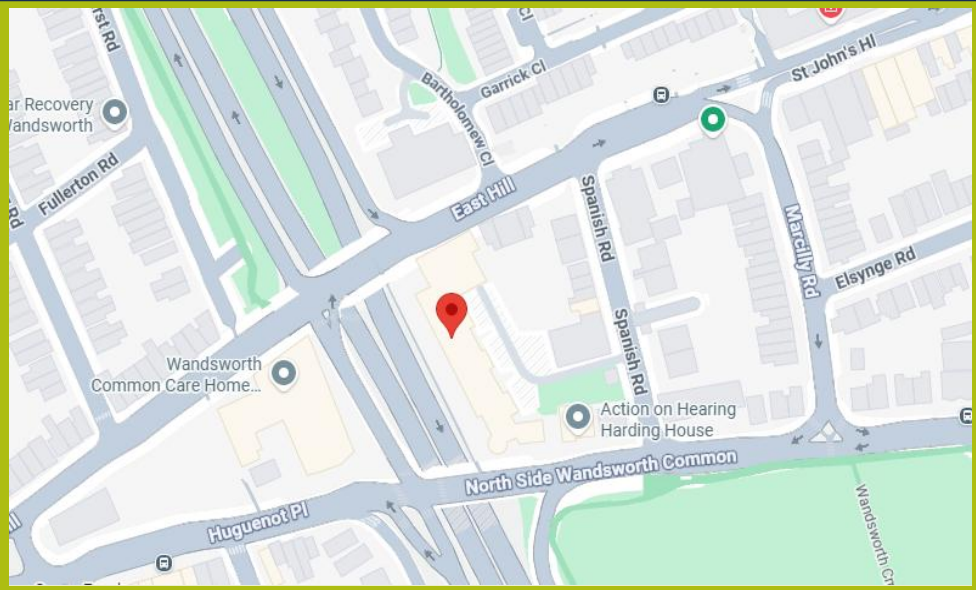


**Flood Risk**

*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

