

EDNA STREET

Battersea SW11

Knight Frank


BANHAM

EDNA STREET
BATTERSEA SW11

A beautifully presented two-bedroom ground floor flat extending to approximately 790 sq ft, situated on a sought-after residential street in the heart of Battersea and within walking distance of the park.

- Guide Price: £925,000
- 790 sq ft
- Two-bedrooms
- One Bathroom
- One reception room
- Utility room
- EPC: D
- Garden
- Ground floor

Local Authority: London Borough of Wandsworth
Tenure: Share of Freehold, 974 years remaining
Council Tax band: D














THE BOOK


St Moritz
SPORT WOCHE JANUAR 1930

ELEGANT LIVING, EXCEPTIONAL LOCATION

This spacious home offers well-balanced accommodation throughout, featuring a bright and welcoming reception room, a well-appointed kitchen, two generously sized double bedrooms, and a modern family bathroom. The property benefits from excellent natural light and a practical layout, making it ideally suited to both owner occupiers and investors alike.













SYLISH GARDEN FLAT

A particular highlight is the private rear garden, providing valuable outdoor space for entertaining, dining al fresco, or simply relaxing. The garden creates a seamless extension of the living accommodation and is a rare feature for properties of this type, benefitting from secure street access to the front of the property.















THE LOCAL AREA

Situated within the highly sought-after Sisters Conservation Area, Edna Street enjoys a prime Battersea location renowned for its attractive Victorian streets, strong sense of community and excellent local amenities.

The neighbourhood offers a village-like atmosphere whilst remaining within easy reach of Chelsea via Battersea or Albert Bridge, making it one of south west London's most desirable residential settings.

Battersea Square is just a short stroll away and provides a charming focal point for the area, with an excellent selection of independent cafés, restaurants and local shops.

Overlooking the Thames, the Square is a popular destination for residents, offering a vibrant yet relaxed atmosphere alongside attractive riverside walks.

The area is particularly popular with families, benefitting from a number of highly regarded schools nearby, including Thomas's Battersea.

For outdoor recreation, the magnificent Battersea Park is also within easy reach, offering over 200 acres of beautifully landscaped gardens, lakes, sports facilities and children's play areas, together with picturesque walking and running routes along the Thames.



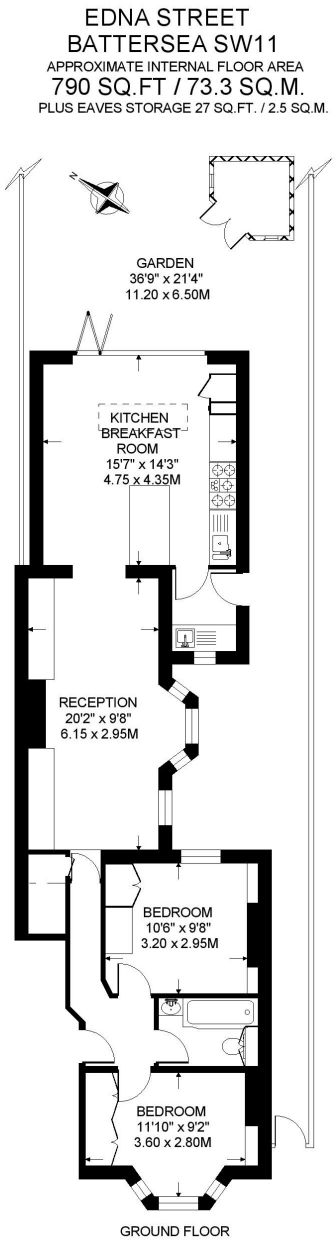


FLOOR PLAN

Approximate Gross Internal Area = 73.3 sq m/ 790 sq ft
(Excluding Eaves Storage)
Eaves Storage = 2.5 sq m/ 27 sq ft
Inclusive Total Area = 75.8 sq m/ 817 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings
before making any decisions reliant upon them. (ID767266)





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We would be delighted to tell you more.

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In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by an employee of Knight Frank.

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