



Battersea Church Road  
London, SW11

CHESTERTONS





A fantastic three-bedroom, two bathroom house a stone's throw from the river Thames and minutes walk from Battersea Park.

The property offers an excellent balance of living and entertaining space, featuring a double reception room that flows seamlessly into a well-appointed kitchen with ample storage, generous worktop space, and room for a dining table. Double doors open onto a generously sized, south-facing garden, perfect for enjoying natural light throughout the day

Upstairs the property has two double bedrooms and a family bathroom on the first floor. The second floor holds the master bedroom with extensive built in wardrobe space and en-suite shower room.

Battersea Park, with its 200 acres of open space and excellent leisure and sporting facilities lies less than 500 metres away, while Chelsea's vibrant Kings Road is just a short walk across the bridge.

The location also offers easy access to riverside walks, local grocer shop, cafés, and restaurants. Excellent transport connections include local buses, tube stations, and mainline services from both Clapham Junction and Victoria, ensuring quick links across London.

- Three bedrooms
- Two bathrooms
- Freehold
- 1263sq ft
- Garden

Asking Price £1,400,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Lambeth council  
**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

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



**Approx Gross Internal Area**

Includes Limited Use Area - 39 Sq Ft

Drawn in Accordance with IPMS 2: Residential

Illustration For Identification Purposes Only - Not to Scale

www.homespacestudio.co.uk - Ref. No. 54253

**1263 Sq Ft - 117.33 Sq M**



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 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable