



Carter House, Petergate, London SW11 2BF

welcome to

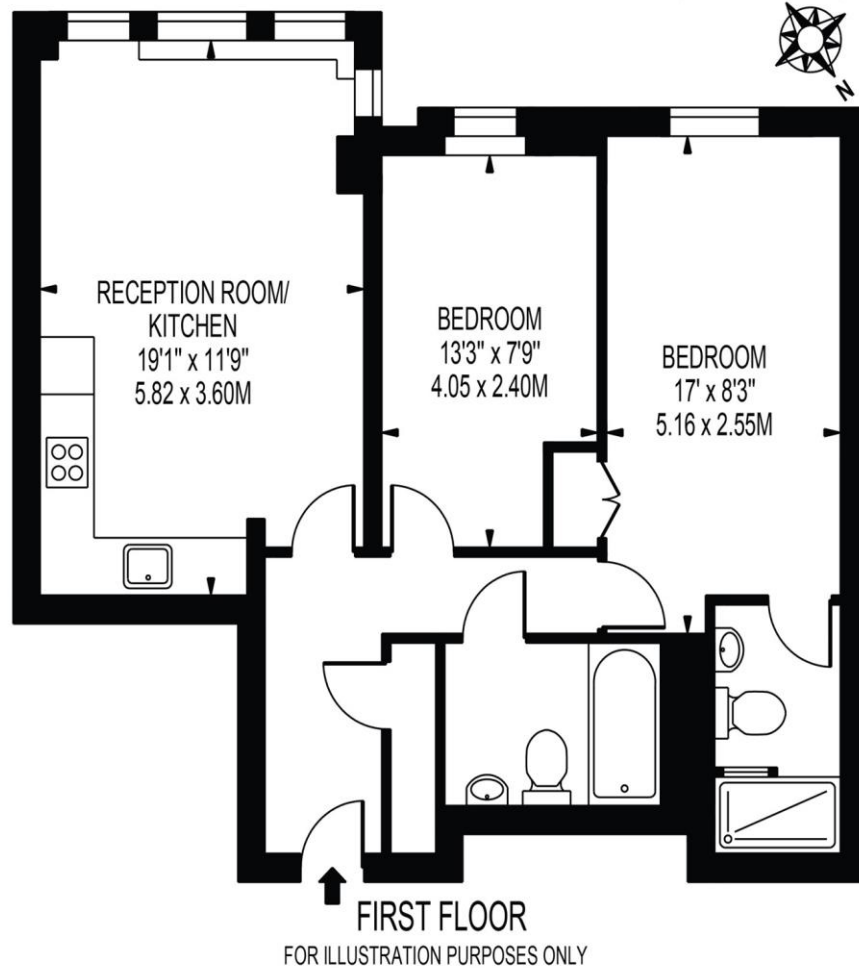
Carter House Petergate, London

Stunning 2 bed, 2 bath property sold chain free with a long lease.



CARTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 660 SQ FT - 61.29 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located within the sought after Carter House, this beautifully presented two-bedroom, two-bathroom apartment offers modern living in one of Battersea's most desirable areas. Set within a contemporary block, the property is finished to a high standard throughout and is ideal for professionals, small families, or investors alike.

The accommodation comprises a bright and spacious open-plan living and dining area, complemented by large windows that flood the space with natural light. The modern fitted kitchen features integrated appliances and ample storage, perfect for both everyday use and entertaining. Both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite shower room. A further stylish family bathroom completes the layout.

The property is in excellent decorative order, with a neutral palette and high-quality finishes throughout. Residents enjoy the convenience of on-street parking, as well as proximity to a range of local amenities.

Carter House is ideally positioned for transport links and everyday conveniences. Clapham Junction Station (approximately 1 mile away) offers direct connections into London Waterloo and Victoria, while Wandsworth Town Station (around 0.8 miles) provides additional routes into central London. Local bus routes along York Road and Battersea Park Road offer frequent services into Chelsea, the West End, and beyond.

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- Modern Two-bedroom, Two-bathroom Apartment
- Excellent Decorative Condition Throughout
- Bright Open-plan Living Space with Integrated Kitchen
- En-suite to Principal Bedroom
- On-street Parking Available

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3007.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106811



Property Ref:
BTS106811 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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