



Valiant House
Vicarage Crescent, SW11






Valiant House is a private gated development situated in the highly desirable Battersea Square. Featuring allocated parking, as well as a lift and an on site porter this spacious 2 bedroom first floor flat is a wonderful home in a wonderful location.

Comprising large reception room with ample entertaining space, two double bedrooms, kitchen, bathroom and separate WC, this charming apartment is naturally light and bright and is presented in good condition.

The property is located in very close proximity to the Thames riverside walk, as well as the cafes and restaurants of Battersea Square, and Battersea High Street, where the notable Thomas' School is situated. There is a bus stop outside the development with links to Victoria and both Chelsea and Clapham Junction are less than a mile away and the 200 acres of Battersea Park with it's open spaces and recreational facilities is only a short stroll.

- Secure gated development
- On site porter
- Two double bedrooms
- Large entertaining space
- Separate WC
- Allocated off street parking

Asking Price £670,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	66
(49-54) E			
(37-48) F			
(1-25) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

Tenure: Share of Freehold

Service Charge: £6,782.68 Per Annum including bi-annual Reserve Fund

Ground Rent: N/A

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

SW11 3AG

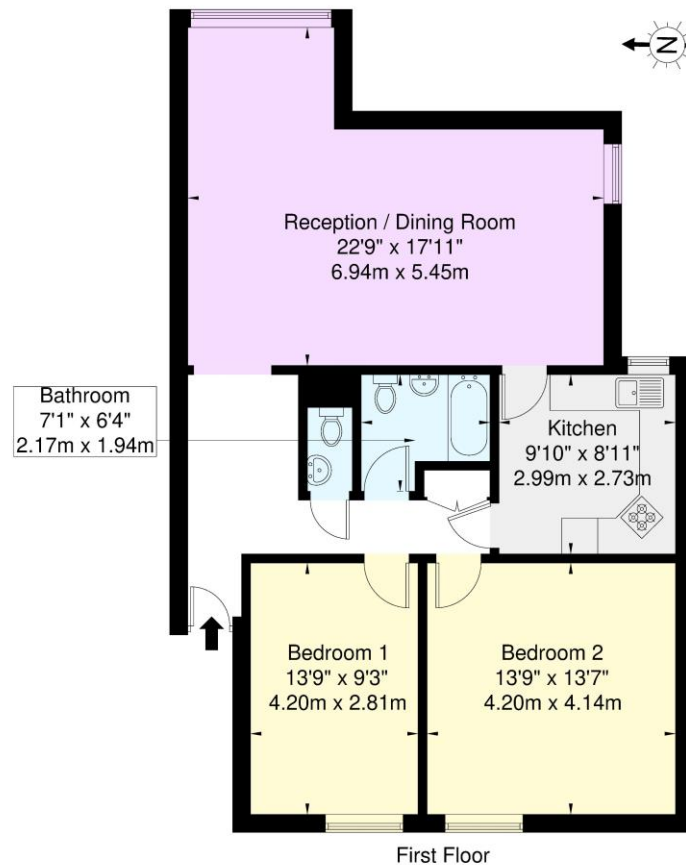
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Approx Gross Internal Area = 89.1 sq m / 959 sq ft



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PLAN**

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