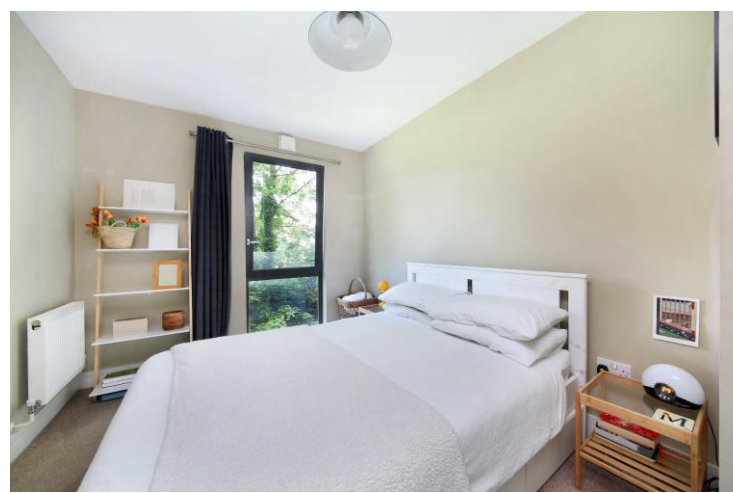




Gwynne Road
SW11

CHESTERTONS





Immaculately presented second-floor, one-bedroom apartment set within the popular Regent building.

The property benefits from a private balcony, as well as access to a large communal roof terrace. The front door opens into a wide entrance hall with excellent built-in storage. There is a generous open-plan reception room with ample space for a dining table, alongside a fully fitted kitchen with doors leading out onto the private balcony.

A large bedroom with fitted wardrobes is located off the hallway, together with a spacious bathroom featuring modern fittings.

Battersea Square is just a short walk away, as is access to the River Thames and Thames Path. Excellent transport links can be found at Clapham Junction, approximately a 14-minute walk away (0.6 miles), while the expansive green spaces of Battersea Park are also within close proximity.

- One Bedroom
- Second floor modern apartment
- Private Balcony
- Generous open plan living/dining area
- Communal roof garden

Asking Price £375,000

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

Tenure: Leasehold 983 years 3 months

Service Charge: £1,604 p.a. plus Building Insurance £530.89 p.a.

Ground Rent: £701.48 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

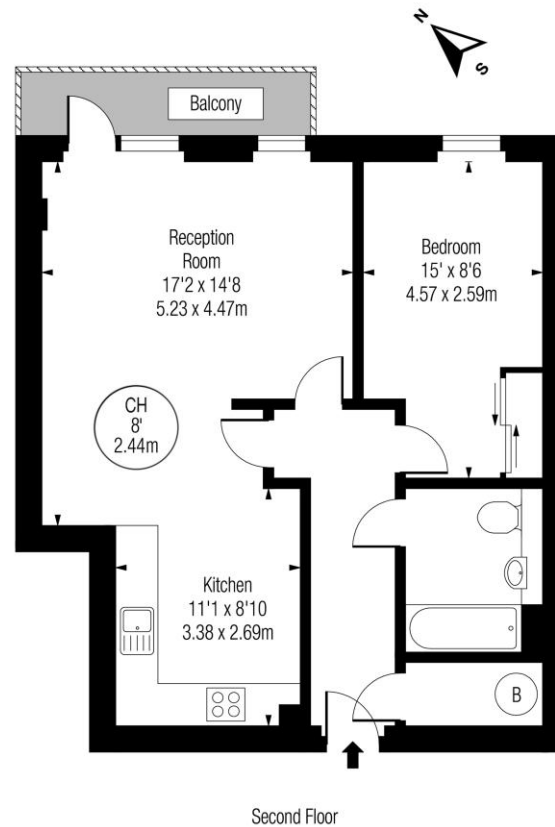
SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Gwynne Road, SW11



Approx Gross Internal Area 606 Sq Ft - 56.29 Sq M

Includes Limited Use Area - 4 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 52336



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