



Sunbury Lane, Battersea, London

Guide Price £625,000

GUIDE PRICE £625,000 - £650,000

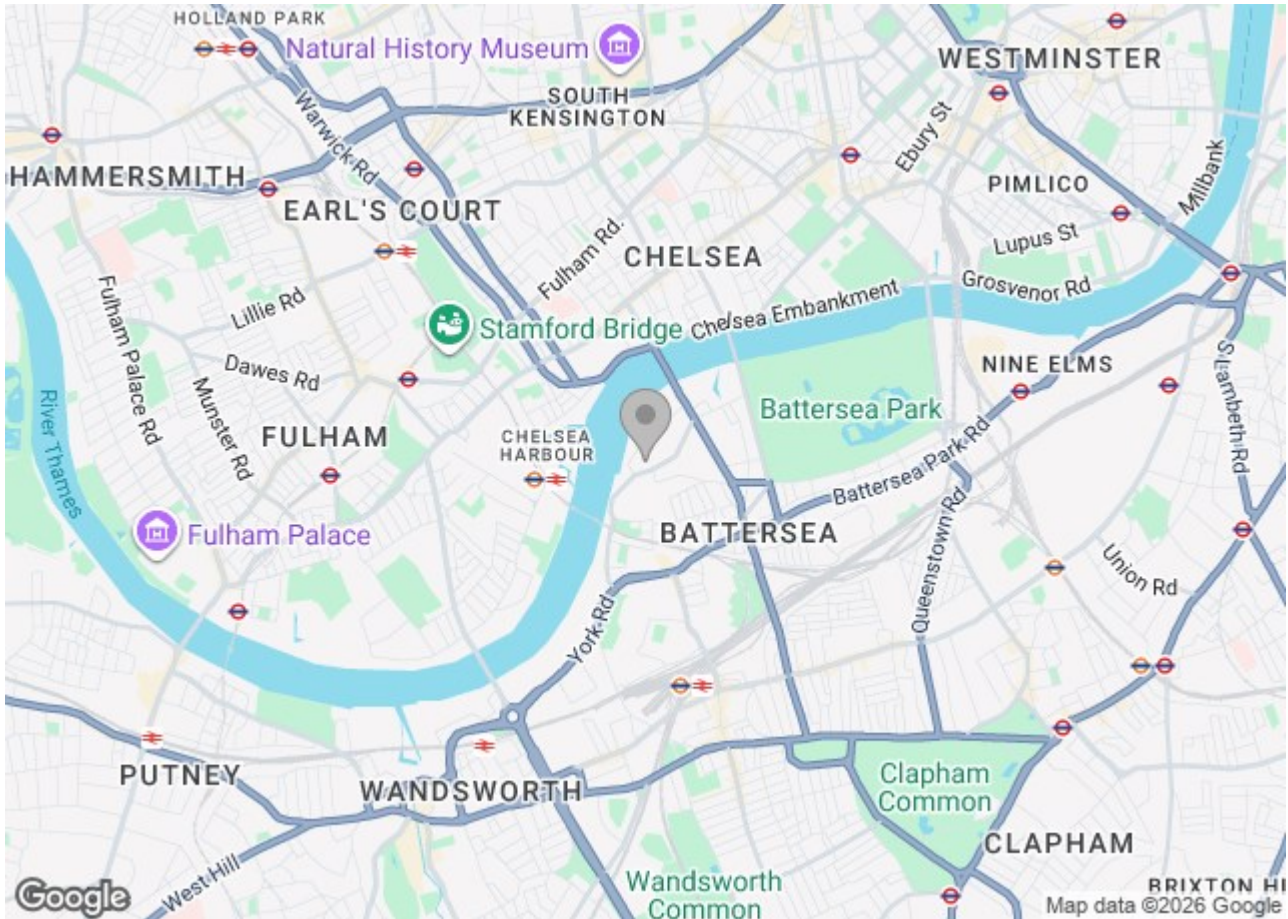
A beautifully refurbished three-bedroom duplex apartment on sought-after Sunbury Lane, SW11, finished to an exceptional standard by the current owner and offering stylish, contemporary living in the heart of Battersea.

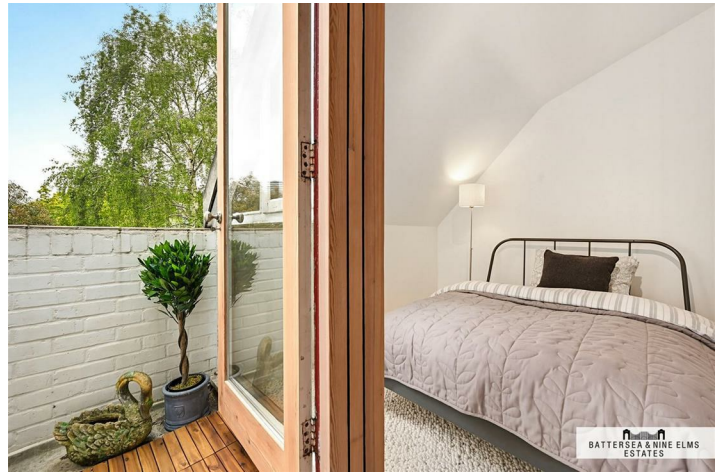
Arranged over two floors, this impressive home features bright and spacious accommodation throughout, with a superb reception room opening onto a private balcony, perfect for entertaining or relaxing outdoors. The principal bedroom also benefits from its own private balcony, creating a peaceful retreat with excellent natural light.

The apartment has been thoughtfully redesigned with high-quality finishes and modern detailing throughout, while the sleek bathroom is enhanced by a skylight, flooding the space with natural light. Further benefits include an allocated parking space, exceptionally low service charges, peppercorn ground rent, share of freehold and access to a beautifully maintained communal residents' garden, offering a tranquil and peaceful setting away from the bustle of the city.

Ideally located just a short stroll from Battersea Square, Battersea Park and the River Thames, the property enjoys easy access to an excellent selection of cafés, restaurants, green spaces and transport links, making it an ideal home for families and professionals alike.

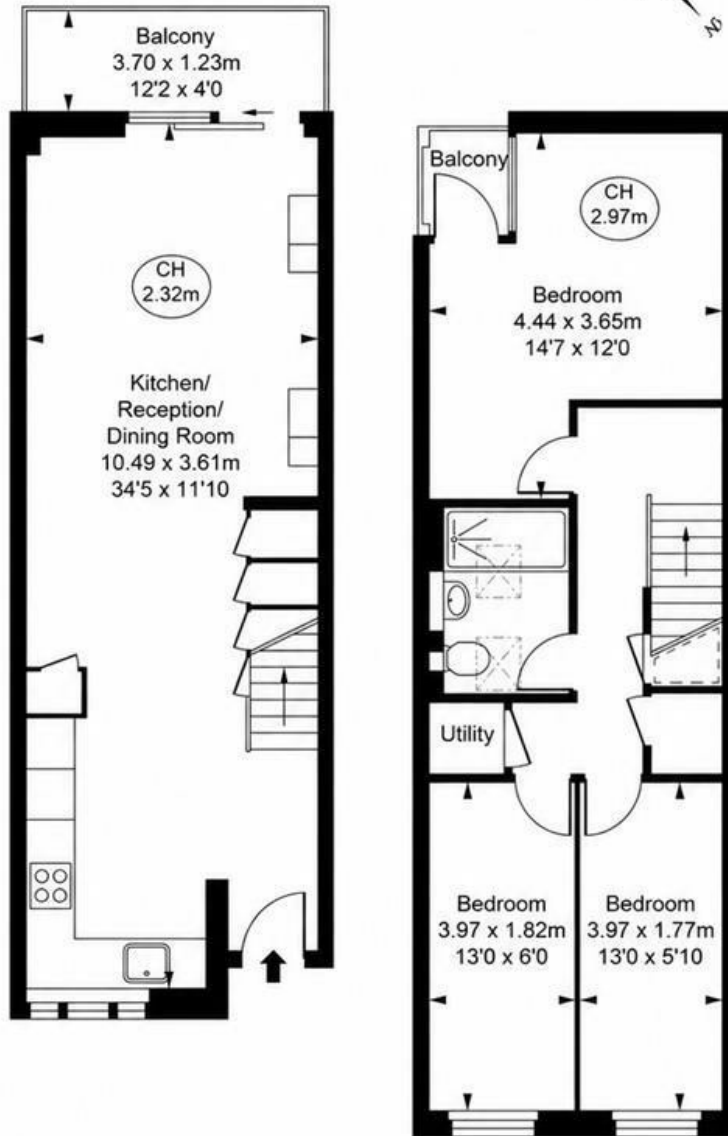
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Sunbury Lane,
Wandsworth, SW11
Approximate Gross Internal Area
78.76 sq m / 848 sq ft

(Including restricted height
under 1.5m [- - - - -])
(CH = Ceiling Heights)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	