Victorian Heights

Thackeray Road, SW8

CHESTERTONS

Situated on the second floor of the sought-after Victorian Heights development, the property provides exceptional living and entertaining space. The expansive reception room is constantly flooded with natural light, creating a bright and inviting atmosphere. The contemporary kitchen is fitted with a full range of integrated appliances, while the large central island provides the perfect setting for socialising and entertaining guests.

Arranged over two floors, the apartment offers two generously sized bedrooms. The principal bedroom occupies a remarkable mezzanine level overlooking the living space below and benefits from a range of luxury features, including remote-controlled blackout blinds, air conditioning, and a spacious walk-in wardrobe. The accompanying en-suite shower room is beautifully appointed and features a large double walk-in shower.

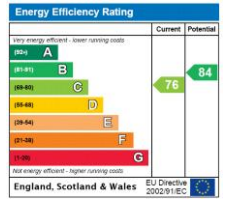
The second bedroom is also a well-proportioned double room and enjoys its own en-suite shower room with a generous walk-in shower.

Further benefits include secure off-street parking within the development's gated car park.

Victorian Heights is an attractive gated development located within the highly regarded Diamond Conservation Area on Thackeray Road, Battersea SW8. The property is conveniently positioned for the local amenities of Battersea and is within easy reach of Queenstown Road station, providing direct services to Victoria. Battersea Power Station, with its Underground station, extensive retail, dining, and leisure facilities, is approximately 0.9 miles away.

- Three bedrooms
- School conversion
- High ceilings
- Private parking
- 1540sq ft
- Chain free

Asking Price £1,200,000



Tenure: Leasehold 974 years 2 months
Service Charge: £8,500 Per Annum
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: G

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CAPTURE DATE 16/09/2021 LASER SCAN POINTS 3,533,944

GROSS INTERNAL AREA
143.08 sqm / 1540.10 sqft

GROSS INTERNAL AREA (GIA)
The footprint of the property
143.08 sqm / 1540.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
136.07 sqm / 1464.65 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 141.29 sqm / 1520.83 sqft
IPMS 3C RESIDENTIAL 137.63 sqm / 1481.44 sqft

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