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9.00am-4.00pm
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**Our Property
Reference:**
19697196

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these

**PLYMOUTH
HOMES** ESTATE AGENTS



- WELL-PRESENTED UPDATED GARDEN APARTMENT
- SHARE OF FREEHOLD, 995 YEARS REMAINING ON LEASE
- LESS THAN 10 MINUTE WALK TO CLAPHAM JUNCTION AND NORTHCOTE ROAD
- CLOSE TO CLAPHAM COMMON AND BATTERSEA PARK
 - TWO RECEPTION ROOMS
- FANTASTIC STORAGE AND FITTED WARDROBES
 - PERMIT PARKING
 - NO MAINTENANCE FEES
- WANDSWORTH BAND B COUNCIL TAX
 - ENERGY RATING: BAND C

**Garden Apartment, 48 Theatre Street,
Battersea, London, SW11 5NF**

We feel you may buy this property because....

**Offers In The Region Of
£535,000**

www.plymouthhomes.co.uk

Number of Bedrooms
1

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost
2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

This beautifully presented garden apartment lies within proximity to Clapham Common and Battersea Park, and is less than a 10 minute walk to Clapham Junction Station and the lively Northcote Road. Boasting its own private entrance and enclosed, landscaped garden area, the remaining accommodation offers a great double bedroom with fitted wardrobes, a contemporary shower room (large shower and floor to ceiling double wardrobes) and a bright open plan living, including two lovely reception areas and a modern fitted kitchen (fitted in 2024).

Further benefits include a share of the freehold, a 995-year remaining lease, on street permit parking, double glazing, central heating (new boiler in 2023) and bi-fold doors from the dining area onto the garden, making a fantastic indoor/outdoor social setting. The dining area also provides a useful work from home space separate to the main living room and bedroom. The front door and window were updated by the current owner and make the front of the property very welcoming, particularly with the custom plantation shutters in the front window.

This apartment is situated in an exciting area for a young professional or couple, with easy access to both the Clapham Junction and Battersea Third Space gyms, in addition to the social life provided by the area, with fantastic transport links via Clapham Junction Station. The property also benefits from Wandsworth council tax (Band B) at £793/annum for the upcoming year (or £595 for a single person). It's a great place to live. An internal viewing is highly recommended to fully appreciate the stylish interior of this larger than average property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

BEDROOM
13'6 x 9'10

RECEPTION ROOM
13'10 x 11'6

SHOWER ROOM
13'10 x 4'10

KITCHEN
16'4 x 5'2

DINING ROOM
12'10 x 7'10

PRIVATE GARDEN
17'5 in length

LEASEHOLD

The term of the lease for this property is 999 years from 2022. This information was gathered from the information held by the Land Registry. We have been advised by the seller that property has a share of the freehold and there are no yearly ground rent or maintenance payments. This will be verified by the purchasers legal advisor during the conveyancing process.

AGENT'S NOTE

In accordance with the Estate Agents Act 1979. We hereby declare that the seller of this property is a relative of an employee of Plymouth Homes.

AGENT'S NOTE



These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

