



Offers In Excess Of £475,000 Leasehold

- One Double Bedroom Flat • Stunning Victorian School Conversion • 520 Sq Ft • Wooden Flooring Throughout • Concierge Service • Private Balcony & Communal Roof Terrace • Good Natural Light • 2 Minutes Walk to Battersea Park • Battersea Power Station Tube Nearby • 107 Years Lease

Kingsway Square | London, SW11



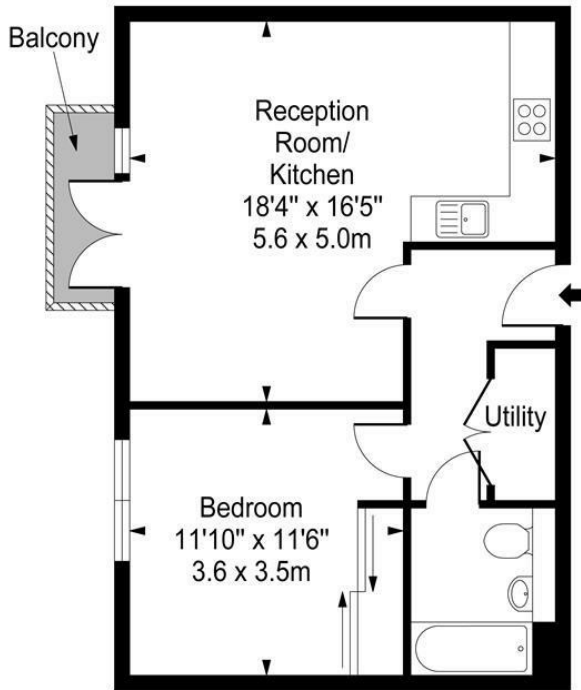
Exceptional 3rd Floor apartment set within an exclusive Victorian School conversion just moments from Battersea Park, a short walk to Chelsea Bridge.

Forming part of the new build section of the development the 520 sq ft accommodation comprises large open plan reception room with fully integrated kitchen, double bedroom with fitted wardrobes and luxury bathroom. The reception room has double doors opening onto a private balcony overlooking attractive communal gardens. Kingsway Square has the benefit of a concierge service, communal roof terrace and secure bike storage.

Ideally located for excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk (10 minutes to Waterloo and 5 minutes to Victoria) as well as the new Northern Line Tube Stop at Battersea Power Station within 14 minutes walk. Has Tesco Metro on its doorstep as well as a fantastic selection of shops, riverside bars, restaurants and coffee shops within easy walking distance.

Lease has 107 years unexpired, the Service Charge for the period 1st October 2025 to 30th September 2026 is £3,327.04 . Wandsworth Council Tax Band E. Available with no chain.

Drapers Court, Battersea Park Road, Battersea, SW11



Third Floor

Approx Gross Internal Area **520 Sq Ft - 48.3 Sq M**

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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		78	79
(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	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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