



Mandeville Courtyard  
142 Battersea Park Road, SW11

CHESTERTONS





This exceptional maisonette, extending to approximately 1,146 sq ft, is arranged over the raised and lower ground floors of an impressive converted Victorian factory, ideally positioned just moments from the open green spaces of Battersea Park.

Accessed via a charming, gated courtyard, the property benefits from its own private entrance, enhancing both privacy and exclusivity. The raised ground floor features a striking open-plan kitchen and reception room, showcasing high ceilings, exposed brickwork, parquet wood flooring, and characterful industrial steel beams.

The contemporary kitchen is perfectly designed for entertaining, complete with sleek integrated appliances, a stylish breakfast bar, and a discreetly positioned utility cupboard. A guest WC completes this level.

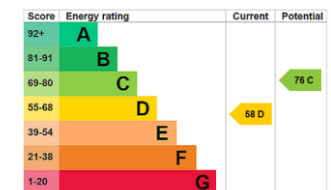
The lower ground floor hosts two generous double bedrooms, including a principal suite with an impressive dressing room. A beautifully appointed family bathroom serves the accommodation, featuring a walk-in shower and a separate bathtub.

Please Note: There is an additional reserve fund charge of £3,600, please ensure you make the relevant enquiries

Mandeville Courtyard is a well-maintained and sought-after development, ideally situated between Warriner Gardens and Battersea Park Road. The property is within easy reach of Battersea Power Station, now home to an excellent selection of shops, restaurants, and leisure facilities. Across the river, the vibrant neighbourhood of Chelsea offers further amenities, including the renowned King's Road and Sloane Square.

- Two double bedrooms
- Share of freehold
- 1146sq ft
- Split level
- Warehouse-style apartment

Asking Price £995,000



**Tenure:** Share of Freehold 85 years 7 months  
**Service Charge:** £5,490.96 Per Annum  
**Ground Rent:** N/A  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

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# Mandeville Courtyard


Approximate Gross Internal Area = 1146 sq ft / 106.5 sq m

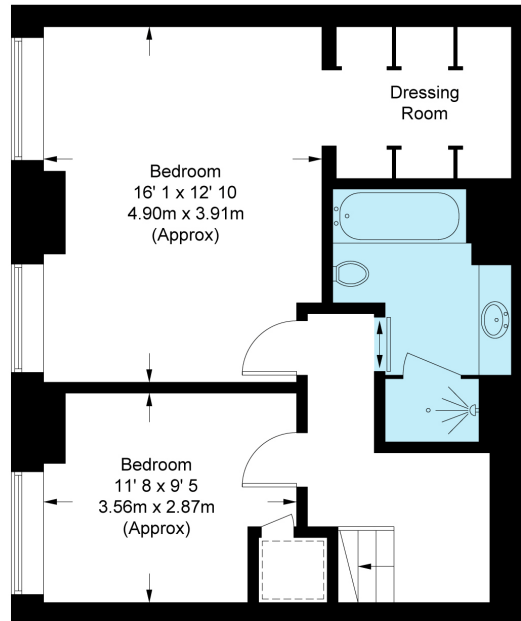
(Excluding Reduced Headroom)

Reduced Headroom = 7 sq ft / 0.7 sq m

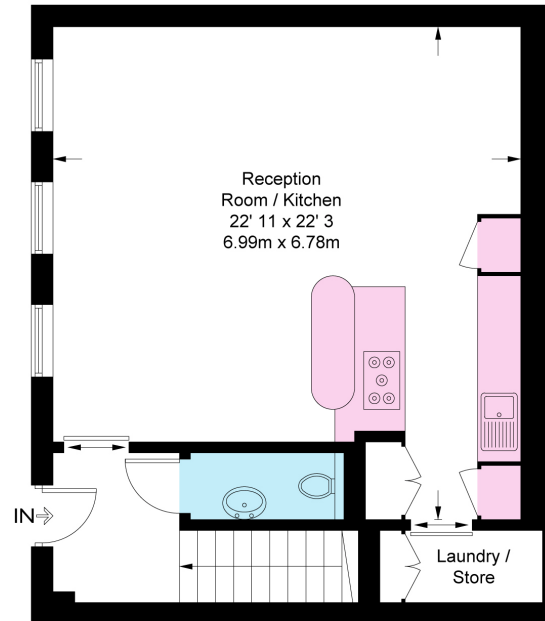
Total = 1153 sq ft / 107.2 sq m

This Floor plan is for GUIDANCE ONLY and NOT FOR VALUATION purposes

 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor  
574 sq ft / 53.4 sq m  
(Including Reduced Headroom)



Upper Ground Floor  
579 sq ft / 53.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

