



Battersea Church Road  
London, SW11

CHESTERTONS





A fantastic three bedroom, two bathroom house a stones throw from the river Thames and minutes walk from Battersea Park.

The property offers an excellent balance of living and entertaining space, featuring a double reception room that flows seamlessly into a well-appointed kitchen with ample storage, generous worktop space, and room for a dining table. Double doors open onto a generously sized, south-facing garden, perfect for enjoying natural light throughout the day

Upstairs the property has two double bedrooms and a family bathroom on the first floor. The second floor holds the master bedroom with extensive built in wardrobe space and en-suite shower room.

Battersea Park, with its 200 acres of open space and excellent leisure and sporting facilities lies less than 500 metres away, while Chelsea's vibrant Kings Road is just a short walk across the bridge.

The location also offers easy access to riverside walks, local grocer shop, cafés, and restaurants. Excellent transport connections include local buses, tube stations, and mainline services from both Clapham Junction and Victoria, ensuring quick links across London.

- Three bedroom
- Two bathroom
- Freehold
- 1263sq ft
- Garden

Asking Price £1,300,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk



**Approx Gross Internal Area**

Includes Limited Use Area - 39 Sq Ft

Drawn in Accordance with IPMS 2: Residential

Illustration For Identification Purposes Only - Not to Scale

www.homespacestudio.co.uk - Ref. No. 54253

**1263 Sq Ft - 117.33 Sq M**



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