



Sparkford House
Battersea Church Road, SW11

CHESTERTONS





A well-proportioned top floor two-bedroom apartment boasting fantastic far-reaching views, ideally positioned just moments from the River Thames and the vibrant Battersea Square.

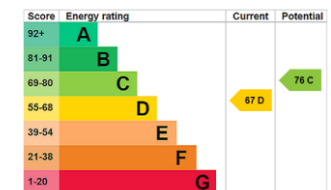
The accommodation comprises a spacious dual-aspect reception room, flooded with natural light and offering impressive panoramic views, alongside a well-appointed kitchen. There are two generous double bedrooms and a modern family bathroom, all thoughtfully arranged to maximise space and comfort.

Located just off Battersea Church Road, the property enjoys a great position close to the cafés, bars, and restaurants of Battersea Square. The expansive green spaces of Battersea Park are also nearby, while the renowned King's Road and Battersea Power Station offer an extensive selection of shops, dining, and leisure options.

Excellent transport links are within easy reach, with regular bus services to Victoria and Clapham Junction approximately 200 metres away, and convenient access to Waterloo within around 30 minutes.

- Two bedrooms
- Fantastic views
- Top floor
- Bright and airy
- 633 sq ft
- Close to Battersea Park and easy access to Chelsea

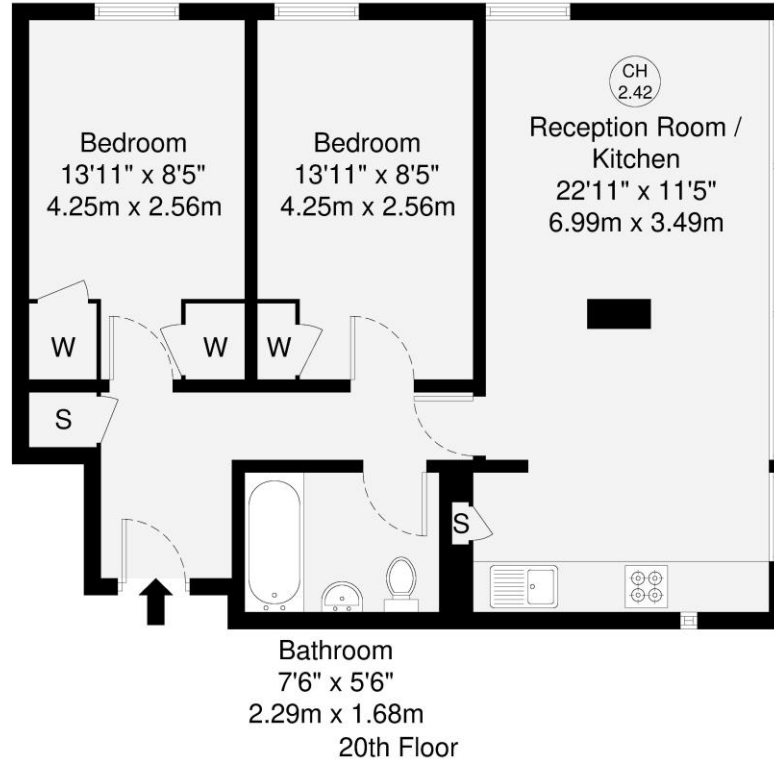
Asking Price £400,000



Tenure: Leasehold 84 years 2 months
Service Charge: £1885.52 per annum
Ground Rent: £10 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: C

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GROSS INTERNAL AREA (GIA)
The footprint of the property
58.9 sq m / 633 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.4 sq m / 25 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

