

FOR SALE



Phoenix Way, Battersea, SW18

GUIDE PRICE £350,000 Leasehold



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Property Description

Delight in the timeless elegance of modern living with this beautifully presented one-bedroom first floor flat on Phoenix Way. With its high ceilings and abundant natural light throughout, the property offers a bright and inviting space, perfect for a single professional or a couple.


This property is offered to the market Chain Free. Additional benefits include lift access, a secure entry system, and a well-maintained communal garden.

Phoenix Way benefits from an excellent location, surrounded by a variety of local bars, restaurants, and amenities. Clapham Junction Rail Station is within easy walking distance, providing convenient connections to London Waterloo, London Victoria, and parts of Surrey. Additionally, the lush green spaces of Clapham Common are just moments away.

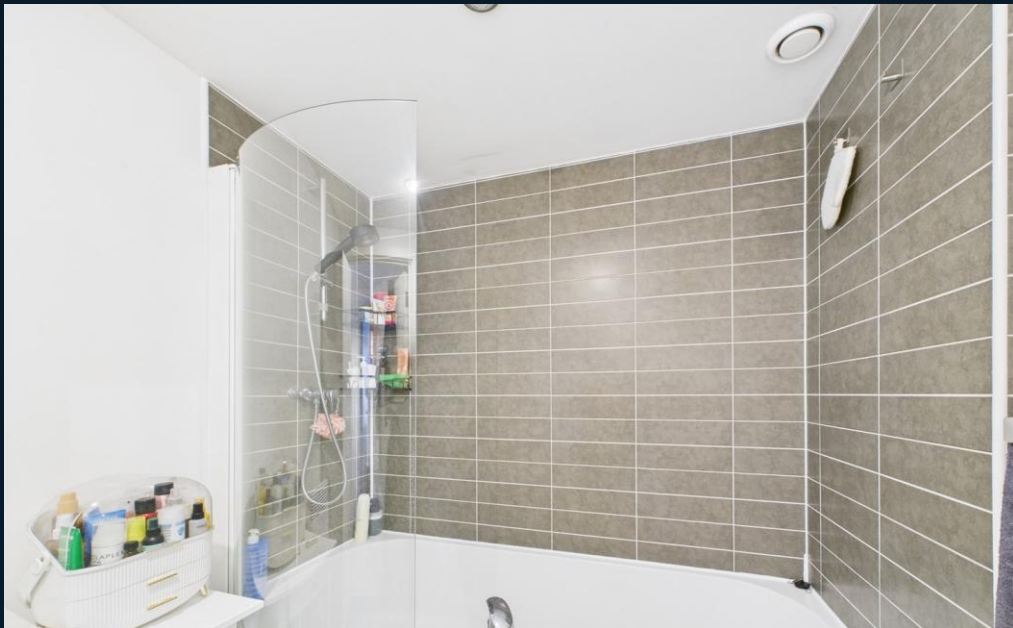


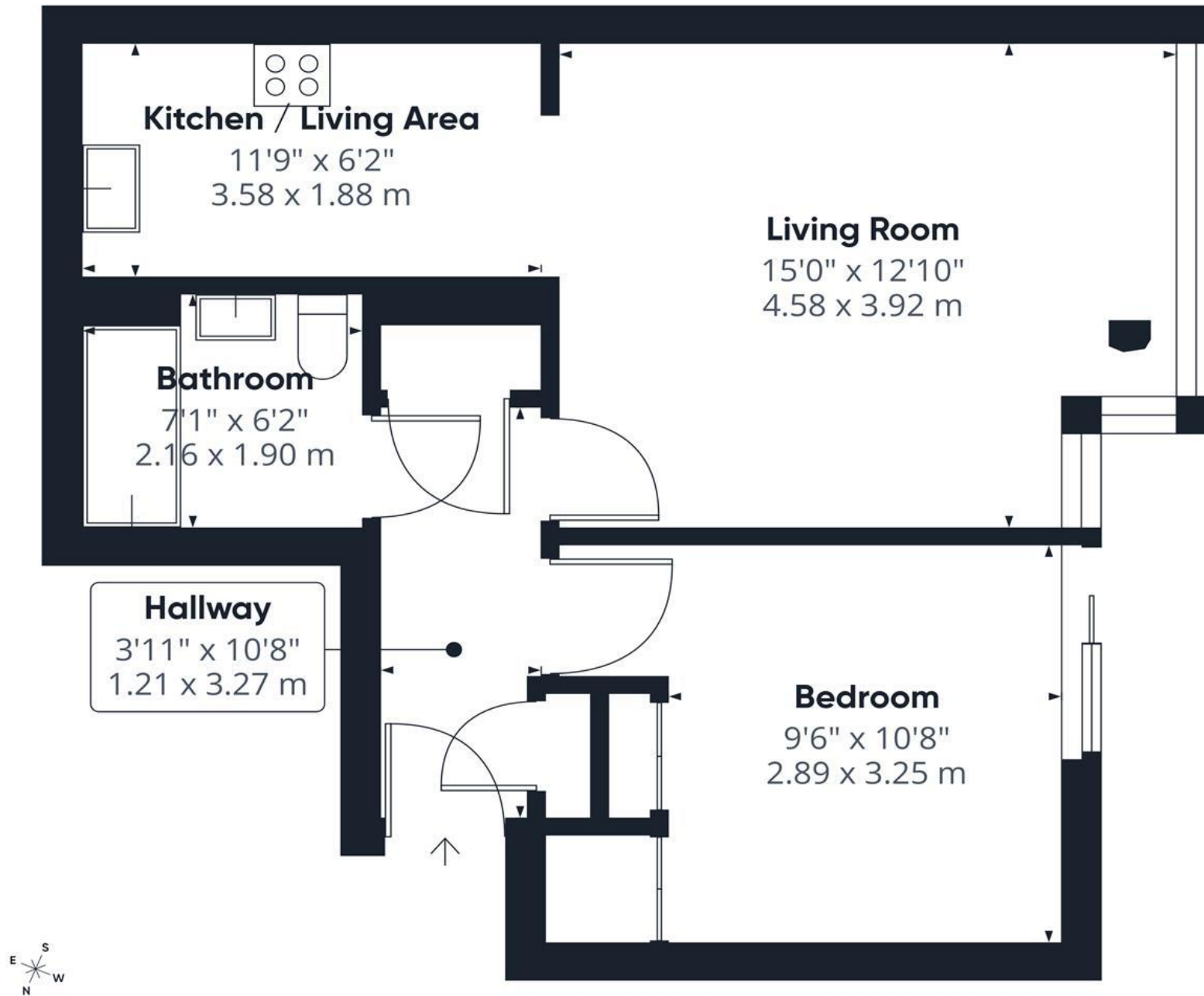
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	82	87
England & Wales		EU Directive 2002/91/EC 







Approximate total area^m
475 ft²
44.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 129 years remaining

Service Charge – £2,034

Ground Rent – £200

Building Insurance – £1,012

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



External Wall Survey

YES



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric Communal



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



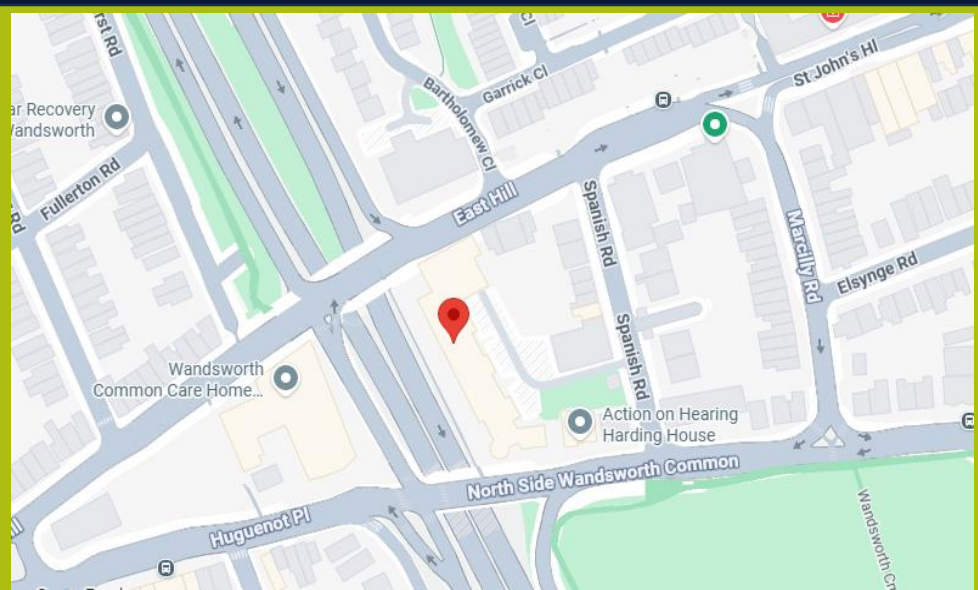
Flood Risk

Has the property been flooded in the past
five years: **NO**
Risk Level: Low



**Proposed Development
in Immediate Locality?**

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



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