



Battersea Park Road  
London, SW11

CHESTERTONS









Chestertons are delighted to present this well-presented two-bedroom split-level first floor period property. Featuring a spacious open plan living area with fitted kitchen with modern appliances, two good sized double-bedrooms, modern bathroom suite. At the rear is a charming private roof terrace out from the living area, which also leads down to a private garden with storage and side access to the street. Situated in a sought-after location moments from Battersea Park and River Thames walkway, as well as Battersea Power Station with access to the Northern line tube

- Offered to market chainfree
- Two double bedrooms
- Open plan living space
- Private roof terrace and garden
- Well presented throughout
- Close to Battersea Park and Northern Line tube

Guide Price £550,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 99 years 8 months

**Service Charge:** £758

**Ground Rent:** £0

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** C

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

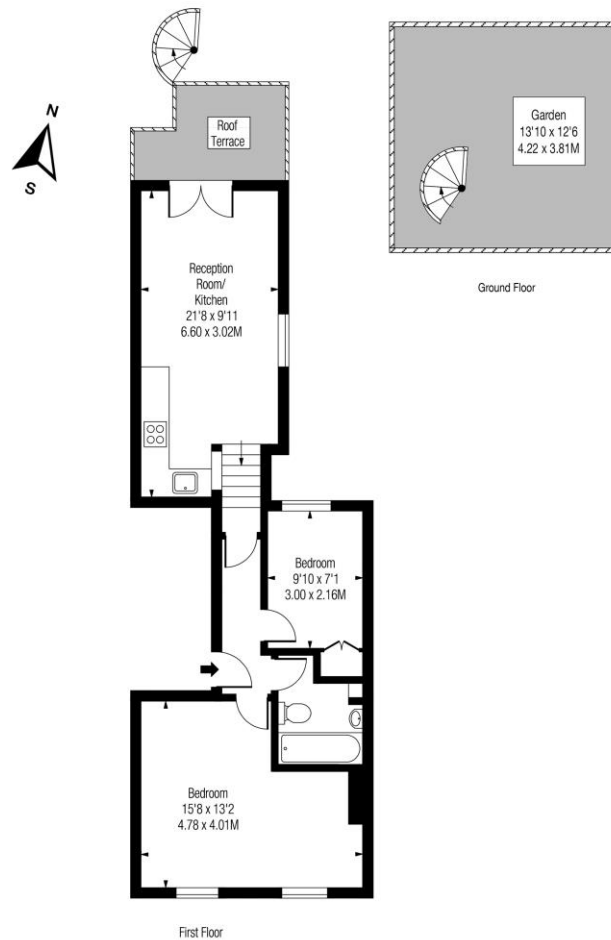
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## Battersea Park Road, SW11



Approx Gross Internal Area **554 Sq Ft - 51.47 Sq M**

Includes Limited Use Area - 9 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
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