



# Battersea Square

BATTERSEA • £650,000

## Spacious 2-Bed, 2-Bath flat in Battersea Square. First-floor with over 800 sqft, featuring a bright living area, and private balcony. Located in a modern block with lift, just steps from Battersea Square's cafés and the river. Battersea Park nearby

- 2 Bed, 2 bath plus balcony
- 803 sqft of lateral living space
- Open plan living area
- Main bedroom with en-suite
- 1st floor with lift access
- Leasehold 107 years remaining approx

### DESCRIPTION

Welcome to this charming 2-bedroom, 2-bathroom flat, perfectly situated on the beautifully quaint Battersea Square.

Located on the first floor of a modern block with access via a lift, the property is just over 800 square feet, with two generously sized bedroom with one en-suite and a second separate bathroom.

Arranged over a fully lateral space you'll find a bright living area, which flows onto a private balcony, perfect for your morning coffee and dinners.

With the wonderful local restaurants and cafés of Battersea Square just across the road, you have everything you need at your doorstep, including the river embankment around the corner perfect for walks and runs to Battersea Park.

This property is ideal for all buyers from first time to investors looking for a great rental investment.

### TERMS

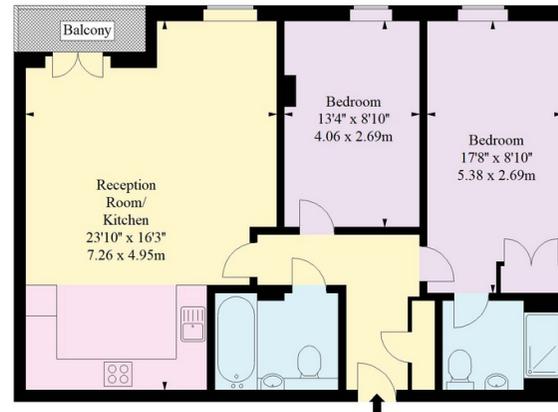
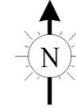
**Price:** £650,000

**Tenure:** Leasehold





**Battersea Square, SW11**  
Approx. Gross Internal Area \*  
803 Ft<sup>2</sup> - 74.60 M<sup>2</sup>



**First Floor**

**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice

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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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