



Culvert Road
London, SW11

CHESTERTONS





Arranged over the second and third floors, this bright and well-balanced duplex apartment offers approximately 867 sq ft (80.5 sq m) of accommodation, with a practical layout well suited to modern living.

The upper floor is dedicated to a spacious open-plan kitchen, reception and dining room, providing an excellent living and entertaining space. Doors open onto a private terrace, offering a pleasant outdoor area for dining and relaxation.

On the floor below, the property comprises a principal bedroom with an en-suite bathroom, a further double bedroom and a separate family bathroom. Both bedrooms benefit from fitted storage, while the separation between the living and sleeping accommodation creates a strong sense of privacy.

Culvert Road is conveniently positioned in the heart of Battersea, offering easy access to an excellent range of local amenities, cafés, restaurants and green spaces. The property is within walking distance of both Clapham Junction and Queenstown Road stations, providing swift connections to Victoria, Waterloo and beyond.

- Two Double Bedrooms
- Two Bathrooms
- Split Level
- Built-in Storage
- South Facing Balcony
- Close to Battersea Park

Offers Over £550,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
69-80	C		
55-68	D	68	73
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 109 years 7 months
Service Charge: £2,200 Per Annum
Ground Rent: £300 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

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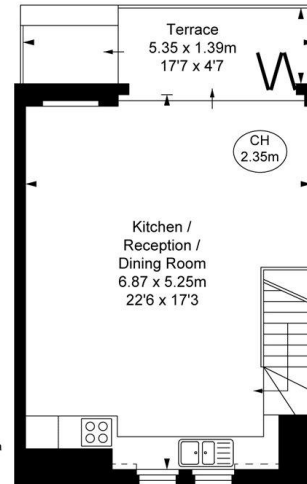
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Culvert Road, SW11
Approximate Gross Internal Area
80.51 sq m / 867 sq ft

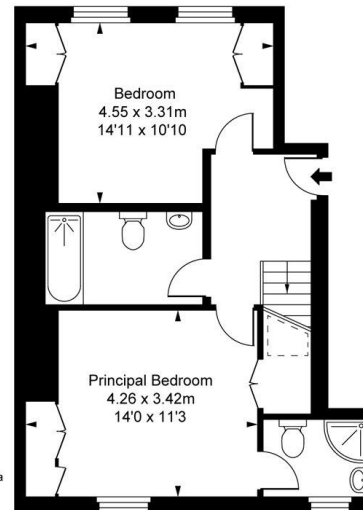
(Including restricted height
under 1.5m (— — — — —))
(CH = Ceiling Heights)



Third Floor
Approximate Gross Internal Area
35.07 sq m / 377 sq ft



Second Floor
Approximate Gross Internal Area
45.44 sq m / 489 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice.
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