

Sunbury Lane
London, SW11

CHESTERTONS











Well-presented, modern two-bedroom split-level apartment in a quiet and sought-after location, moments from Battersea Square and the River Thames.

The property boasts a spacious open-plan living and entertaining area, complemented by a modern, well-equipped kitchen offering ample cupboard and worktop space. The living area opens onto a south-west-facing balcony, enjoying views towards the River Thames and St Mary's Church.

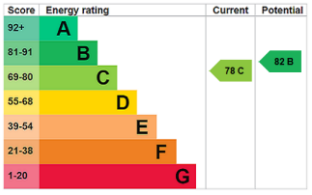
The upper floor comprises two bright and airy double bedrooms. One benefits from access to a further private balcony, while the other features an en-suite shower room. The accommodation is completed by a modern family bathroom and generous built-in storage cupboards accessed from the landing.

The property further benefits from a designated private parking space and access to secure bicycle storage. The immaculately maintained building is well managed, with a share of freehold, and the property is offered with no onward chain.

Sunbury Lane is superbly situated for convenient access to both Chelsea and Battersea Park, each less than half a mile away. The independent shops, cafés and restaurants of Battersea Square are also within easy walking distance, while frequent bus services provide excellent connections to Clapham Junction, Sloane Square and the West End.

- Two bedrooms
- Private balcony
- River views
- Two bathrooms
- Private parking
- Chain free

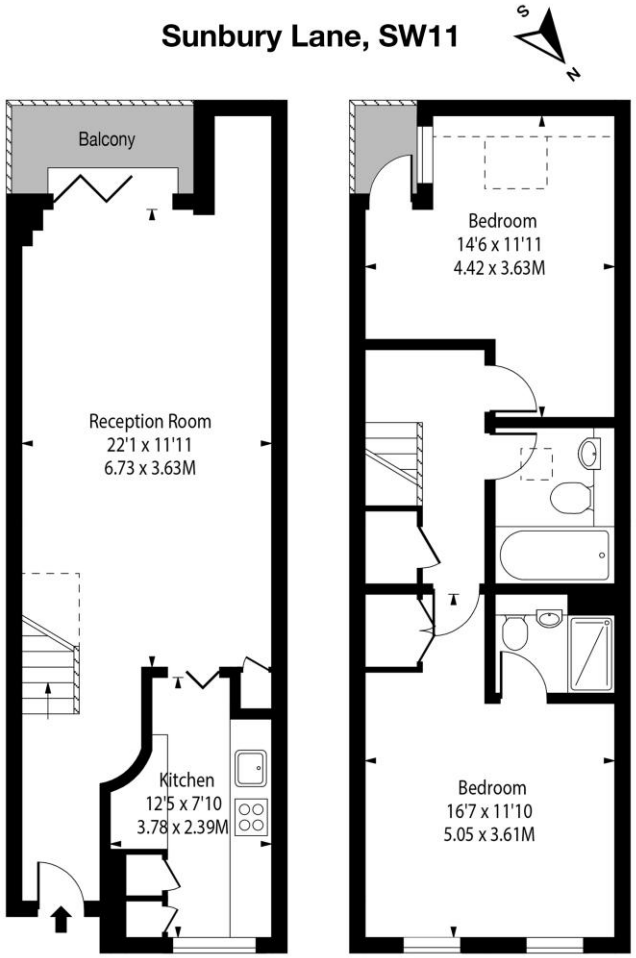
Asking Price £625,000



Tenure: Leasehold 977 years 7 months
Service Charge: £1,854 Per Annum
Ground Rent: N/A
Local Authority: Wandsworth Council
Council Tax Band: E

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Approx Gross Internal Area **881 Sq Ft - 81.85 Sq M**

Includes Limited Use Area - 36 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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