



Gwynne Road  
London, SW11

CHESTERTONS





A well-presented first-floor, two-bedroom apartment with well-proportioned accommodation moments from the River Thames.

The apartment comprises of a good-sized open plan living room and kitchen with extensive work top space and plenty of storage. The room is incredibly bright as its served by floor to ceiling double glass doors that lead onto the first of two private balcony. The master bedroom is a great sized double with built in wardrobes; the second bedroom is versatile as it can be used as a bedroom or large home office. The property is completed by a modern family bathroom and benefits from two cupboards in the hallway providing that all important storage space many modern apartments lack. The development has a communal roof terrace, and all floors are serviced by lift.

Gwynne Road is located by desirable Battersea Square, which has been part pedestrianised to enhance the character of the environment and is well known for its open-air cafes and restaurants. The ever-popular Thames River Path is also within easy reach.

Options for travelling over the river are by train from Clapham Junction direct to Victoria and Northwest London plus there are many local bus routes including one that runs through Battersea Square direct to Victoria via Lower Sloane Street with access to Sloane Square and the Kings Road. The Clipper River boat is also a great way to get around, one of the many benefits of riverside living.

- First floor apartment set within a modern development
- Two bedrooms
- Open plan kitchen/reception room
- Private balconies
- Communal roof terrace

Offers in excess of  
£425,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	82	82
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

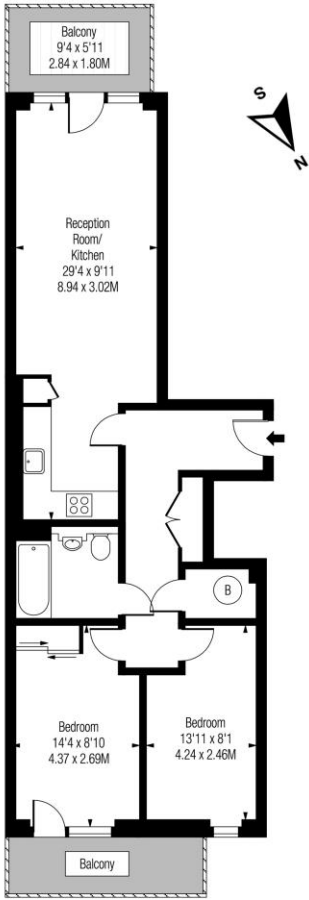
England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 321 years 9 months  
**Service Charge:** £1,796.64 Per Annum  
**Ground Rent:** £150 Per Annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

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# Gwynne Road, SW11



First Floor

**Approx Gross Internal Area 696 Sq Ft - 64.66 Sq M**

Includes Limited Use Area - 11 Sq Ft  
 Drawn in accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
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