



Condray Place
London, SW11





Situated within a secure gated development on Condray Place, this bright and well-presented first-floor apartment offers approximately 604sqft of lateral space. The well-proportioned living space comprises of two bedrooms with great built-in storage, a spacious living room with space for dining, a fitted kitchen with built in appliances and a large family bathroom. The apartment is in a good condition throughout,

The property benefits from an abundance of natural light, creating a welcoming and airy atmosphere throughout. The apartment is ideally located in close proximity to the Battersea Park with the River Thames within easy reach, providing an excellent balance of green open spaces and riverside walks. Imperial Wharf station is also within walking distance, while Clapham Junction offers further convenient rail connections. The property is ideally positioned for access to the amenities of Battersea, with Chelsea and the King's Road also easily accessible.

- Share of freehold
- 2-bedroom apartment
- 603sqft
- Gated development
- Close proximity to Battersea Park & River Thames

Asking Price

Offers in Excess of £425,000

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

Tenure: Share of Freehold
Service Charge: £1674.22 per annum
Ground Rent: £1 per annum
Local Authority: Wandsworth Council
Council Tax Band: D

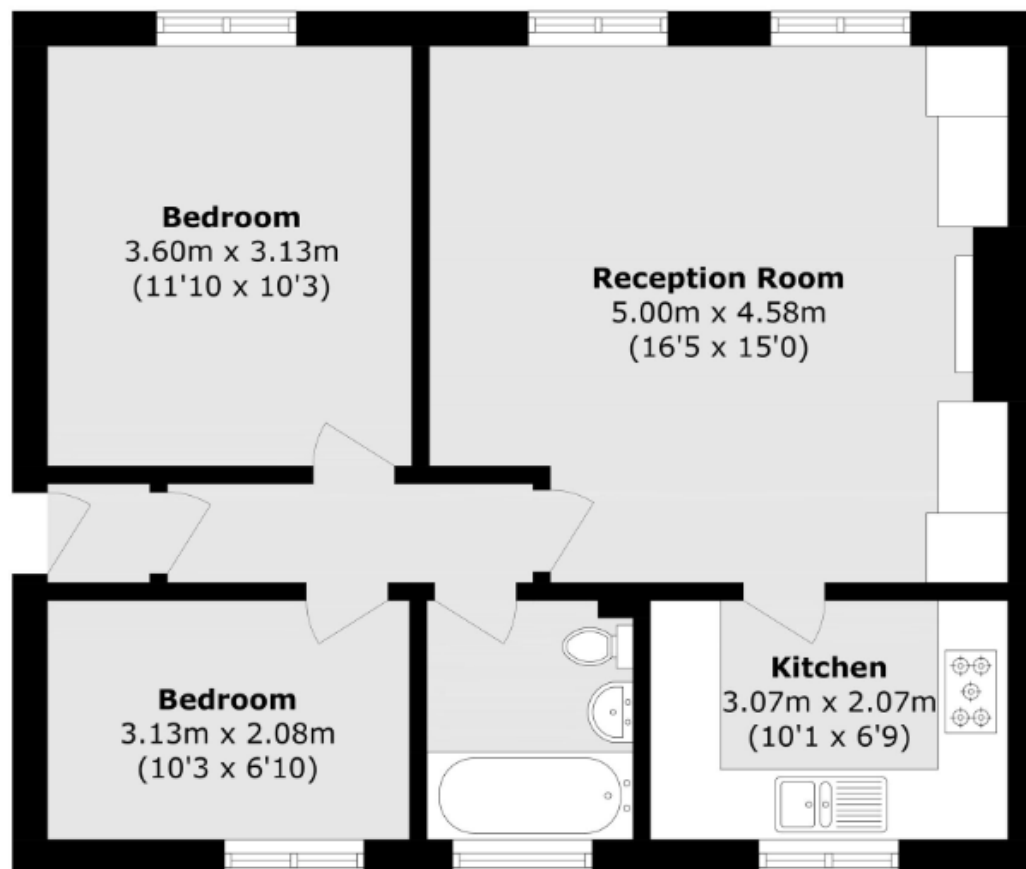
Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk



Total area (approx.): 56.1 sq. m (603.8 sq. ft)

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

