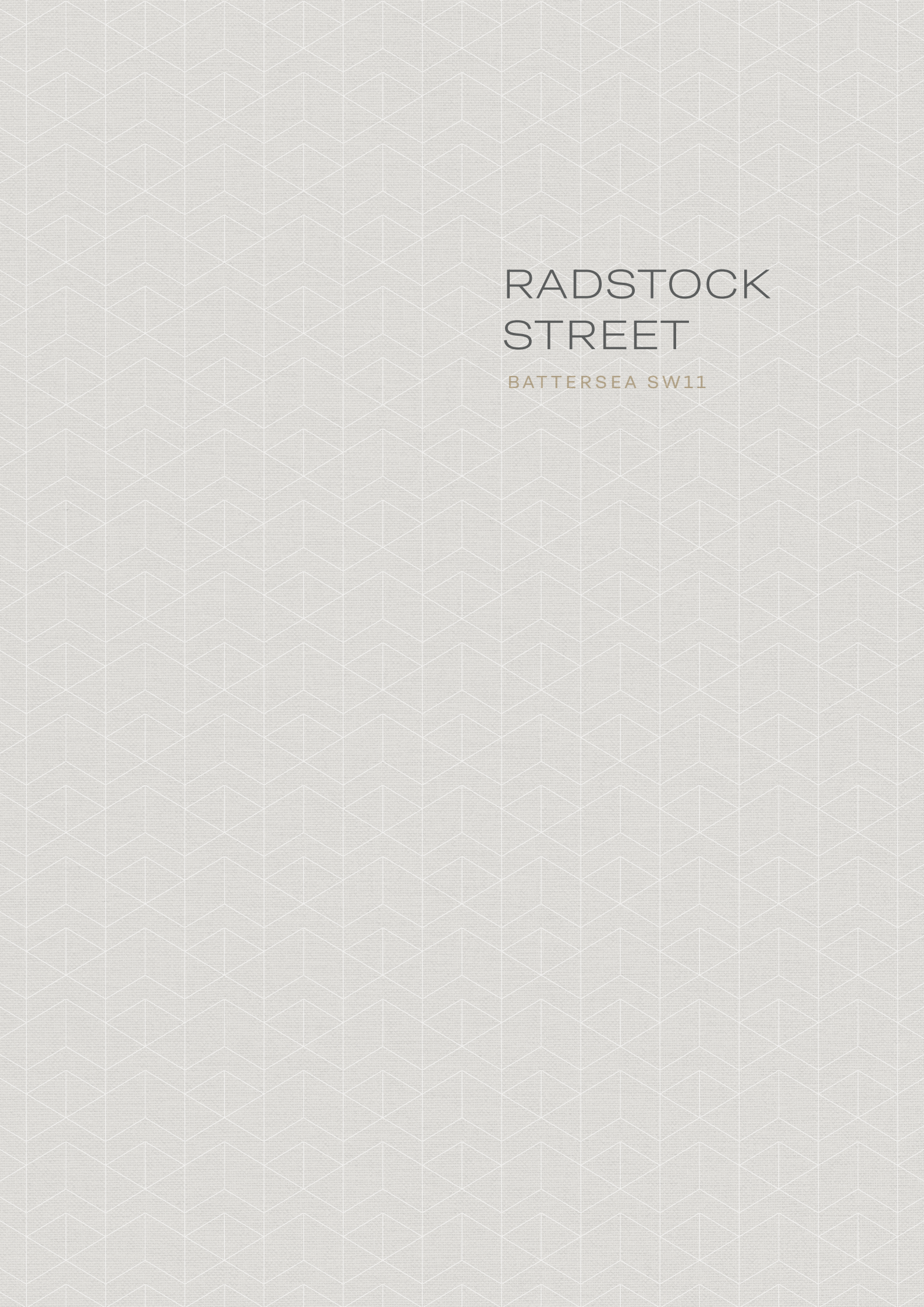




# RADSTOCK STREET

BATTERSEA SW11





A BEAUTIFULLY DECORATED AND  
TURNKEY THREE-BEDROOM  
APARTMENT, COMPLETE WITH  
PRIVATE OUTSIDE SPACE,  
PORTER SERVICE, AND SECURE  
OFF-STREET PARKING.



Situated on the third floor, this generously proportioned home offers a bright, contemporary open-plan reception and kitchen, where floor-to-ceiling windows flood the space with natural light. Three well-sized bedrooms provide flexibility; the principal bedroom is particularly generous in size and benefits from an en suite bathroom and separate walk-in wardrobe and direct access to the terrace.

The property also has a laundry/utility room, underfloor heating, air conditioning to every room, and an MVHR ventilation system to ensure effortless year-round comfort. There is a Sonos sound system throughout and fitted integrated Miele appliances in the kitchen.





LOCATION

Radstock Road is superbly positioned for the best of SW11. The green expanses of Battersea Park and the Thames riverside are within easy reach, while the shops, restaurants, and transformed Battersea Power Station development are close at hand. Chelsea is just a 10-minute walk away.



**PRICE**  
£2,950,000

**TENURE**  
Leasehold, the property is held on a lease for a term of 999 years from 1 January 2016

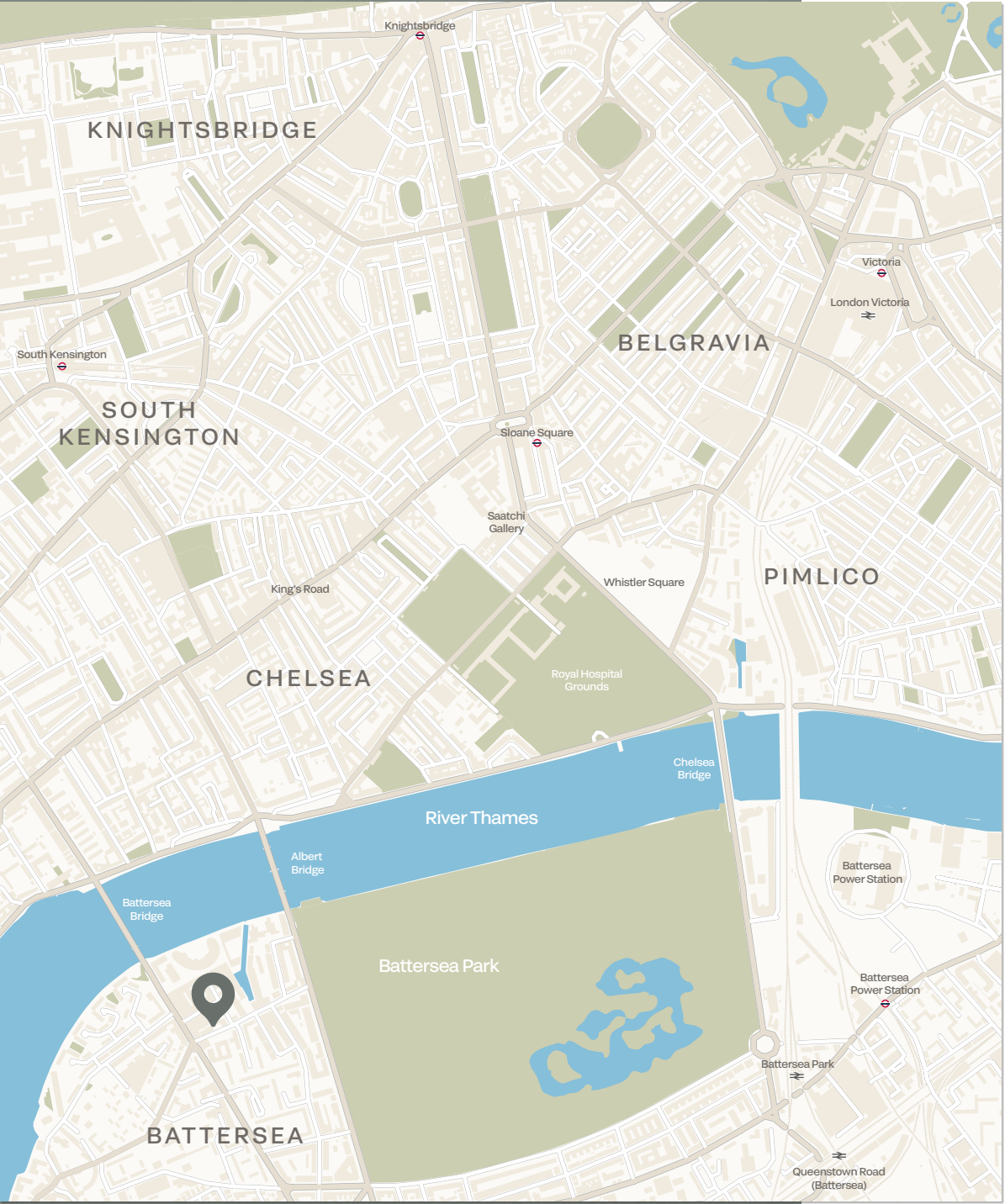
**GROUND RENT**  
£500 per annum, reviewed on 1 January 2021 and every fifth anniversary thereafter

**SERVICE CHARGE**  
The service charge year runs from 1 January to 31 December. The service charge for the 2025 service charge year was £13,387.77

**LOCAL AUTHORITY**  
Wandsworth Borough Council

**COUNCIL TAX**  
Band H

**EPC**  
Rating B

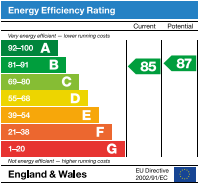


APPROXIMATE GROSS  
INTERNAL AREA  
2,088 sq ft / 194.02 sq m

CH: Ceiling height  
Floorplan for guidance only, not to scale  
or for valuations purposes. It must  
not be relied upon as a statement of  
fact. All measurements and areas are  
approximate and have been prepared in  
accordance with the current edition of  
the RICS Code of Measuring Practice.  
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