



Sesame Apartments
4 Holman Road, SW11





Being sold at the Allsop auction on 17th September

Designed with entertaining in mind, this exceptional property boasts a spacious open-plan reception area and a fully fitted contemporary kitchen with integrated Siemens appliances (Fridge/freezer, Microwave, dishwasher and washer/dryer). Bifold doors to the terrace connects indoor with outdoor living one of only a few in the building offering ample space for sunbathing, outdoor dining, and relaxing.

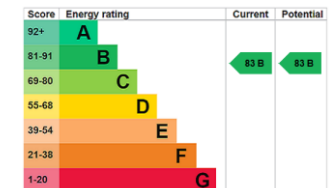
The apartment comprises two generously sized double bedrooms, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A further modern family bathroom, complete with shower-over-bath, WC, and basin, serves the second bedroom and guests. There are high finish wooden floors throughout with underfloor heating.

Additional features include underground parking, secure bike storage, a communal roof terrace with 360-degree views of the city, concierge service, lift access, and a secure video entry/intercom system.

Perfectly positioned in the heart of Battersea, the apartment is just a short walk from the River Thames and the vibrant shops, bars, and restaurants of Battersea Square. Clapham Junction station is approximately a 13-minute walk away, providing direct services to Victoria, Waterloo, and Gatwick Airport, while frequent bus routes offer easy access across the river into Chelsea. Battersea Park is also within easy reach.

- Two bedrooms
- Large private roof terrace (367sq ft)
- Partial river views from private terrace
- 705sq ft
- Two bathrooms
- Chain free

Guide Price £500,000



Tenure: Leasehold 986 years 7 months
Service Charge: £4,490 Per Annum
Ground Rent: £400 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

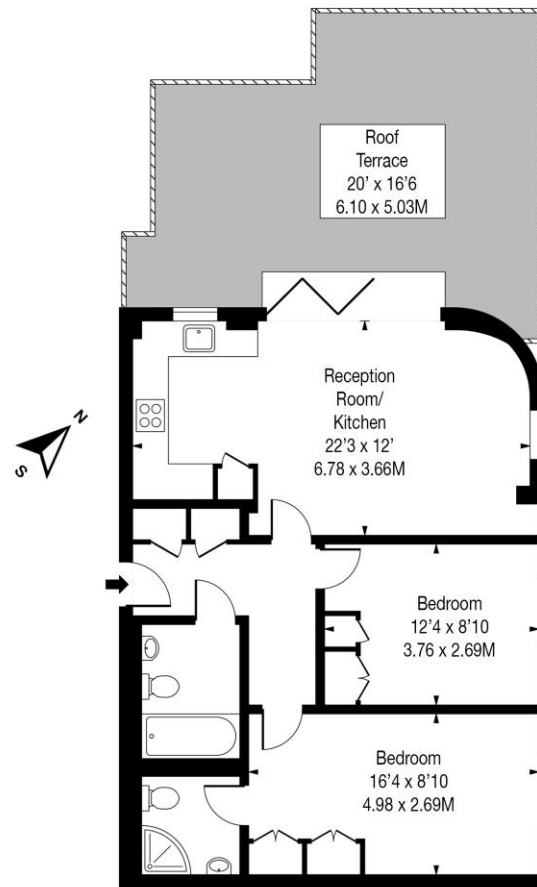
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Sesame Apartment, SW11



Sixth Floor

Approx Gross Internal Area 705 Sq Ft - 65.49 Sq M

Includes Limited Use Area - 9 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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