



College Building  
3 Forfar Road, SW11

CHESTERTONS







This spacious ground floor apartment offers fantastic open-plan living space located in College Building, a popular old school conversion moments from Battersea Park.

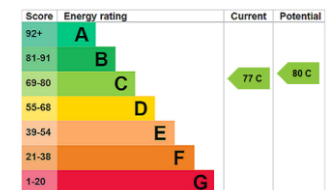
The apartment comprises of a generous entrance hall which leads to a spacious and modern bathroom, open plan reception room/kitchen and the double bedroom.

The kitchen is fully fitted with modern units, plenty of storage and integrated appliances and opens to the wonderful reception room with large windows flooding the room with natural light. The bedroom is a fantastic size and benefits from a large built in wardrobe. There is a further storage cupboard in the hallway.

Battersea Park with its wide expanse of green space is just a minutes walk away. The mainline rail stations of Queenstown Road and Battersea Park are both under 10 minutes walk (0.3 miles) or alternatively you could catch the tube from Battersea Power station underground. The shops, bars and restaurants of Battersea Power station can also be found in just a 15 minute walk (0.7 miles).

- One double Bedroom
- 775sq ft
- Victorian school conversion
- Excellent condition
- Private Parking
- Chain Free

Asking Price £600,000



**Tenure:** Leasehold 105 years 8 months

**Service Charge:** £4955.24

**Ground Rent:** £469.91

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

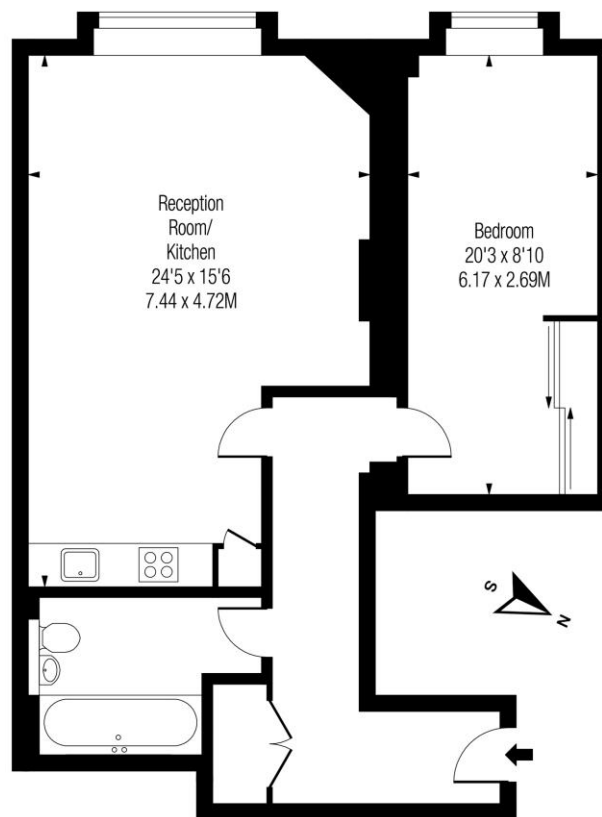
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## College Building, SW11



Ground Floor

Approx Gross Internal Area

**775 Sq Ft - 72.00 Sq M**

Includes Limited Use Area - 28 Sq Ft

Drawn in Accordance with IPMS 3B: Residential

Illustration For Identification Purposes Only - Not to Scale

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