



Vicarage Crescent, SW11

£950,000 Share of Freehold

912 sq ft (85 m²) • master bedroom with en-suite bathroom • double bedroom with en-suite shower room • open plan reception room with kitchen • guest cloakroom • garden • designated parking space • gated development • EPC: C



**Douglas
& Gordon**



Presented in stunning condition throughout, this spacious split level apartment can be found in this popular and quiet gated community, close to the River Thames and Battersea Square. The flexible living space is light and bright owing to its first floor situation and large windows and has plenty of room for a comfortable seating area and dining area. The contemporary and fitted kitchen can be found just off the dining area, providing the perfect set-up for entertaining. The ground floor comprises of two large double bedrooms with each benefitting from a beautiful en-suite and integrated wardrobes. There is also additional storage and a separate WC on this level. Further benefits to the property include a private south-facing garden and allocated off street parking.

Windsor Court is a secure gated development located on Vicarage Crescent, featuring a secure private courtyard and allocated off street parking. The river Thames is moments away as is the ever popular Battersea Square and village with its many shops and restaurants. Fred Wells Gardens is adjacent to the development and offers a recently renovated tennis court, formal gardens and child's play area. Clapham Junction mainline station is a short walk away, providing direct links to Victoria and Waterloo and out of London whilst the Kings Road and Chelsea are also within easy distance.

master bedroom with en-suite bathroom
 double bedroom with en-suite shower room
 open plan reception room with kitchen

Approximate gross floor area:
912 sq ft (85 m²)
Includes Cellar or Storage
Space where applicable

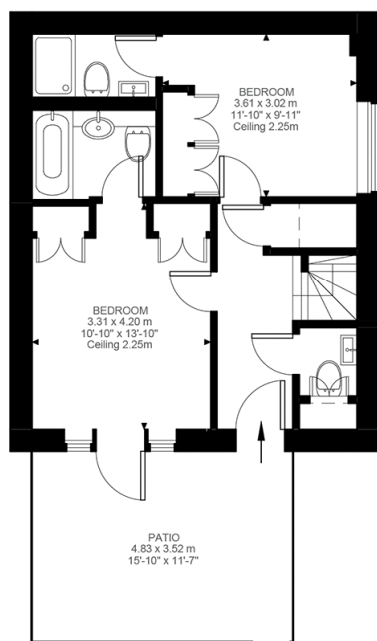
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NOT TO SCALE.

As defined by RICS code of
measuring practice

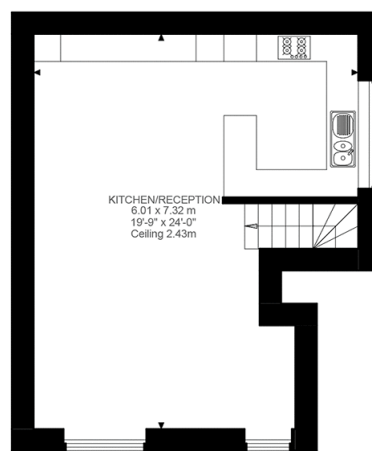
This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 28 March 2024

Vicarage Crescent, Battersea, SW11

APPROXIMATE GROSS INTERNAL (LIVING) AREA
84.69 SQ.M / 912 SQ.FT



GROUND FLOOR
481 SQ.FT / 44.67 SQ.M



FIRST FLOOR
431 SQ.FT / 40.01 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.

Good to know

Nearby station: Clapham Junction
910m (11 mins) (Line of sight)
Gross floor area: 912 sq ft (85 m²)
Local authority: Wandsworth
Council tax band: F



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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