



Kersley Street, SW11

£850,000 Share of Freehold

816 sq ft (76 m²) • 2 double bedrooms • En suite bathroom •
Fantastic location • Versatil reception room • Modern kitchen •
Garden • Cellar • EPC: C



Douglas
& Gordon



Beautifully presented, this fantastic two double bedroom garden flat is ideally located on a popular, quiet and pretty street moments away from Battersea Park. Bright and light throughout, this gorgeous property comprises a well-proportioned reception room with a stylish kitchen that features wooden flooring, built in appliances and offers direct access to the wonderful private garden. The two double bedrooms are generous and equal in size with both benefiting from built in wardrobes with the master boasting an en-suite bathroom and wooden shutters also. There is a contemporary second bathroom and the flat offers generous storage throughout with the added benefit of a cellar which could be developed STPP.

Kersley Street is ideally located just a short walk away from the green open spaces of Battersea Park and the exciting regeneration of Battersea Power Station and Nine Elms. It is well positioned for access to both Battersea Park and Queenstown Road train stations with their links to Victoria and Waterloo as well as a number of bus routes that run over Battersea and Chelsea Bridges. Local shops and restaurants are located close by and access north of the river to Chelsea and the Kings Road is via either Albert Bridge or Battersea Bridge.

- 2 double bedrooms
- En suite bathroom
- Fantastic location
- Versatil reception room

Approximate gross floor area:
816 sq ft (76 m²)
Includes Cellar or Storage
Space where applicable

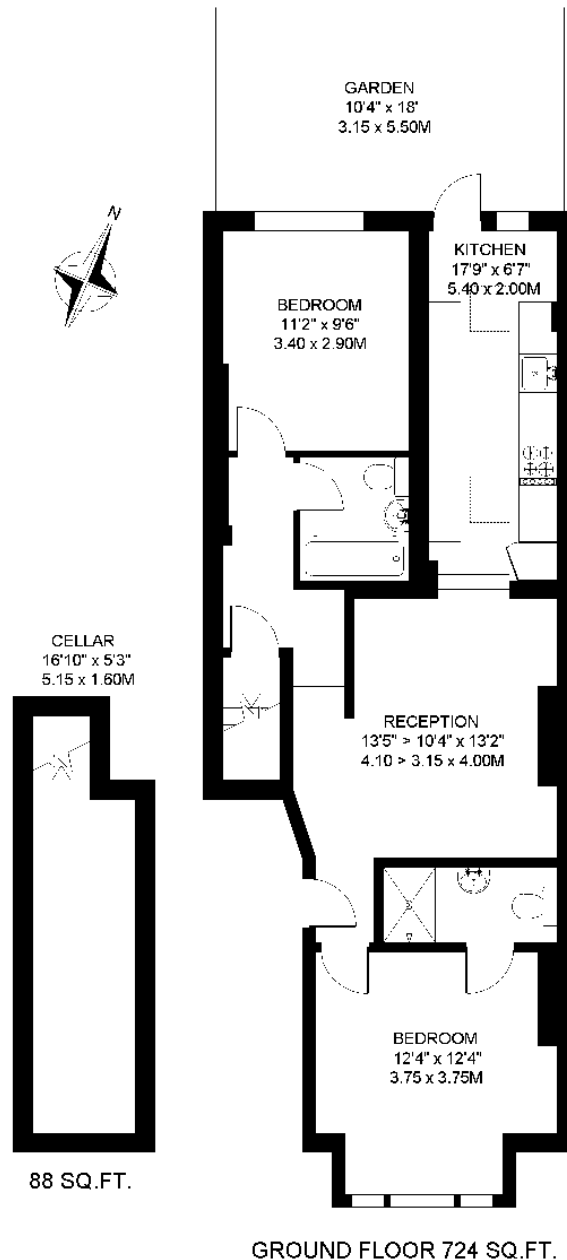
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

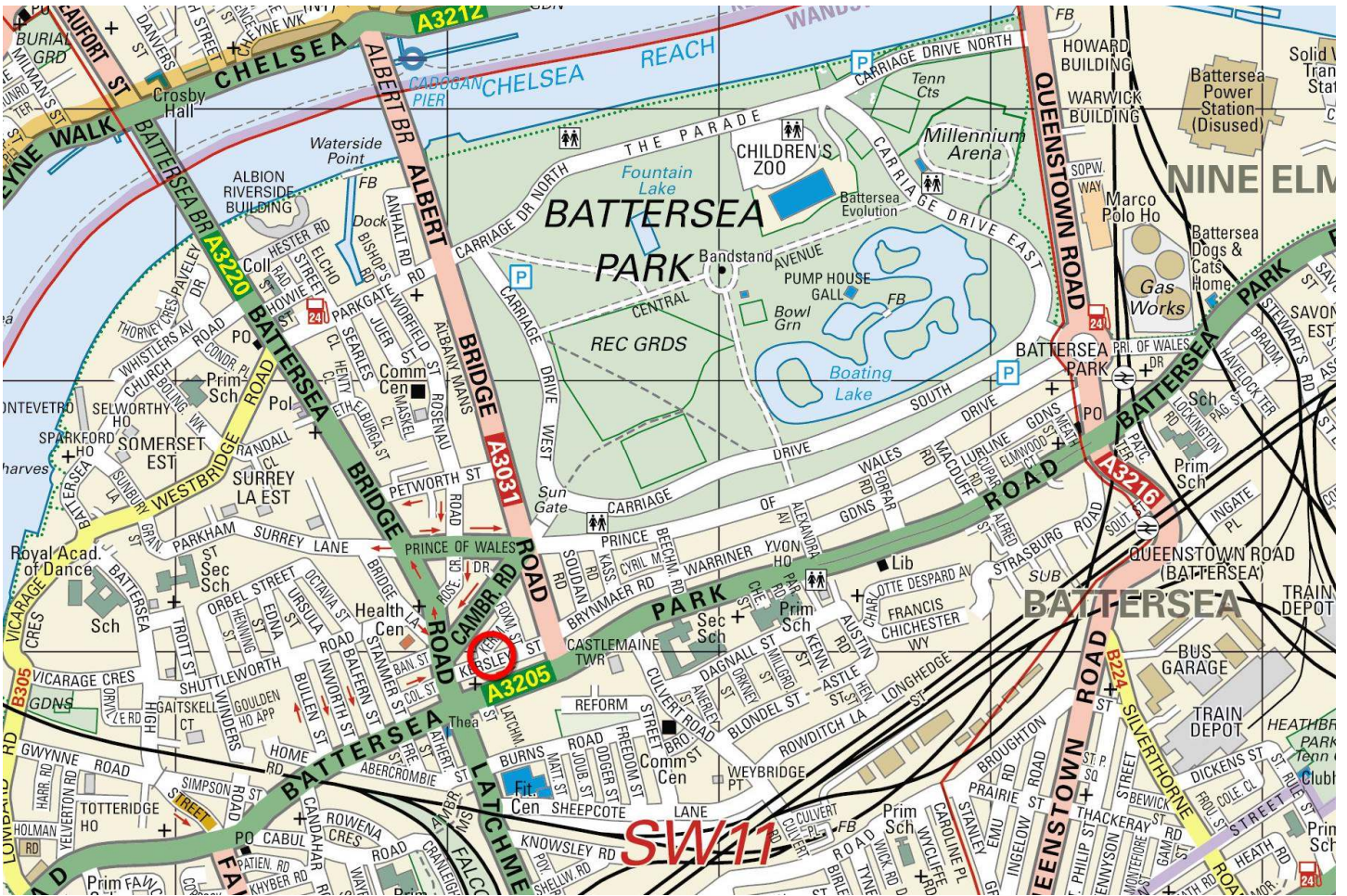
As defined by RICS code of
measuring practice

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: 9 November 2023

**KERSLEY ROAD
BATTERSEA
LONDON SW11**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
812 SQ.FT / 75.4 SQ.M.





Good to know

Nearby station: Clapham Junction
 1000m (12 mins) (Line of sight)
 Gross floor area: 816 sq ft (76 m²)
 Local authority: Wandsworth
 Council tax band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

* 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.

Battersea Park Office

41 Paradise Walk, SW3 4JL
 battpksales@dng.co.uk

020 7720 8077
 douglasandgordon.com



rightmove

Douglas & Gordon