

Battersea Square, SW11

£495,000 Leasehold

548 sq ft (51 m²) • one double bedroom • river view • two balconies • gated parking • generous storage • fantastic condition • EPC:



Douglas
& Gordon



An exciting opportunity to purchase this immaculately presented one bedroom flat in this exclusive development of flats located in the ever popular Battersea Square. The accommodation comprises a good sized double bedroom with inbuilt wardrobes, modern bathroom and lovely open-plan reception room and fully integrated kitchen. The property has two balconies accessed from the bedroom and the reception room respectively and benefits from a fantastic river view and gated off street parking.

The block is located in Battersea Square itself so is moments away from the shops, bars and restaurants on offer. Battersea Park with its 200 acres of recreational space is also close by as is the Thames Path. Access north of the river is either via a number of bus routes that run over Battersea Bridge or Clapham Junction mainline station which provides regular services to Victoria, Waterloo and further afield.

- one double bedroom
- river view
- two balconies
- gated parking
- generous storage
- fantastic condition
- EPC:

Approximate gross floor area:
548 sq ft (51 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

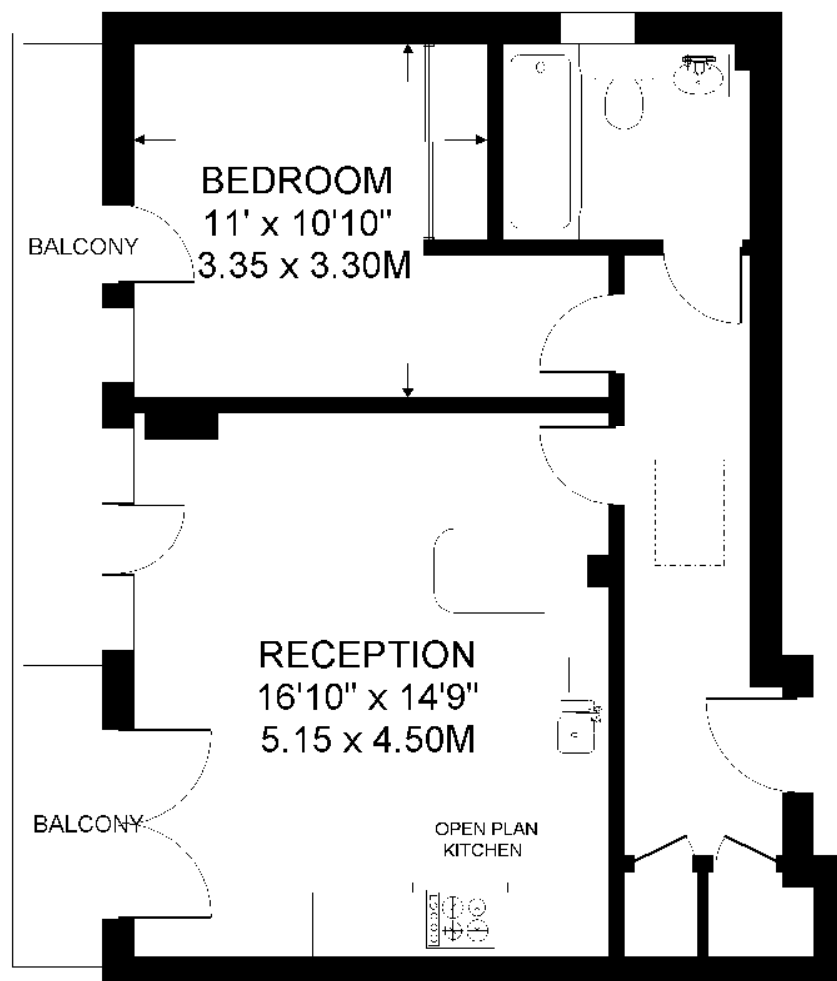
As defined by RICS code of
measuring practice

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: 17 January 2024

BATTERSEA SQUARE BATTERSEA LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
555 SQ.FT / 51.5 SQ.M



THIRD FLOOR

Good to know

Nearby station: Clapham Junction

1170m (14 mins) (Line of sight)

Gross floor area: 548 sq ft (51 m²)

Local authority: Wandsworth

Council tax band: E

Service charge: £2,600.00

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (17-5) A | | | |
| (81-91) B | | | |
| (89-100) C | | | |
| (35-60) D | | 65 | 68 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Battersea Park Office

41 Paradise Walk, SW3 4JL

battpksales@dng.co.uk

020 7720 8077

douglasandgordon.com



* 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.



Douglas
& Gordon

rightmove 