



Gwynne Road, SW11

£425,000 Leasehold

476 sq ft (44 m²) • double bedroom • modern bathroom • open plan kitchen/reception room • balcony • large communal roof terrace • EPC: B



Douglas
& Gordon



Located on the fifth floor of a popular modern block, this fantastic apartment is ideally placed for Clapham Junction as well as the popular Battersea Square, with its numerous shops, bars and restaurants. The property comprises a good sized double bedroom, benefiting from integrated wardrobes, a modern bathroom and a large open plan kitchen/reception room, with access onto a private balcony. Also of note is the large communal roof terrace on the 6th floor of the building which provides stunning panoramic views over London.

Gwynne Road runs between Lombard Road and Battersea High Street and therefore benefits from a close proximity to Battersea Square, Clapham Junction and the River Thames. Frequent trains run from Clapham Junction to Victoria, Waterloo and out of London. A number of bus routes run over Battersea and Chelsea bridges, giving access north of the river.

- double bedroom
- modern bathroom
- open plan kitchen/reception room
- balcony
- large communal roof terrace
- EPC: B

Approximate gross floor area:
476 sq ft (44 m²)
Includes Cellar or Storage
Space where applicable

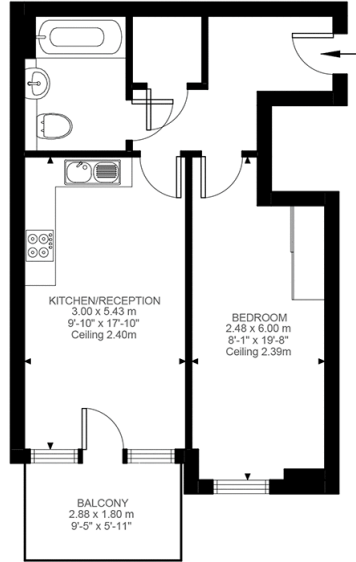
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

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: 8 November 2023

Gwynne Road, Battersea, SW11

APPROXIMATE GROSS INTERNAL (LIVING) AREA
44.19 SQ.M / 476 SQ.FT

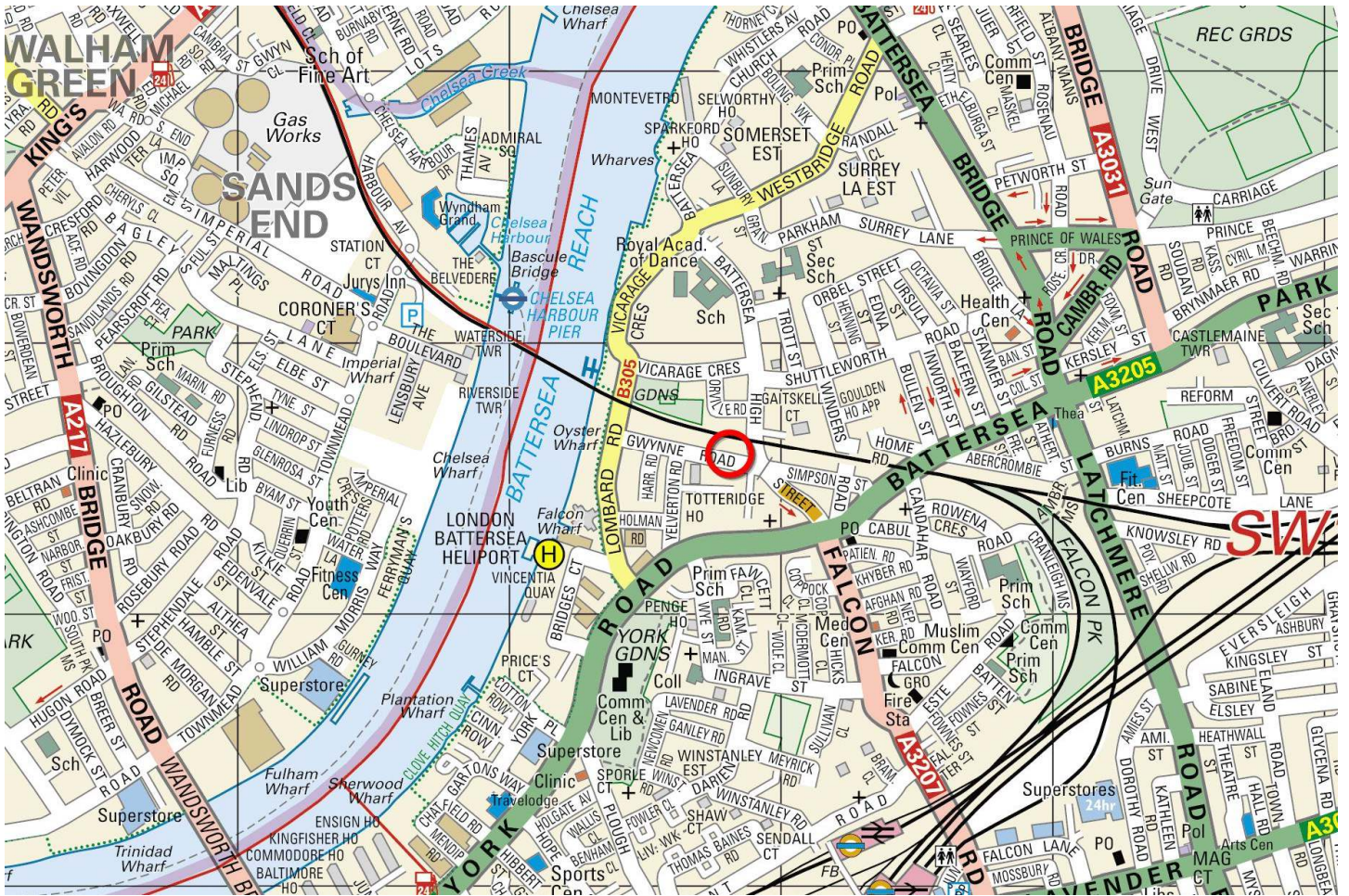


FIFTH FLOOR
476 SQ.FT / 44.19 SQ.M



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
 760m (9 mins) (Line of sight)
 Gross floor area: 476 sq ft (44 m²)
 Local authority: Wandsworth
 Council tax band: D
 Ground rent: £390.00
 Service charge: £1,500.00



* 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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