Battersea Rise, SW11

£400,000 Leasehold

454sqft (42 m^2) • bedroom• reception room • bathroom • kitchen • chain free • EPC: D

Douglas &Gordon

A one-bedroom flat on the top floor of a Mansion block overlooking the tree tops of the green and open space opposite.

This well presented flat could be a perfect first time purchase, London bolt hole or just for anyone who loves light! The reception is found at the front of the building so gets the late afternoon sunlight. Next to the reception is a well stocked kitchen with lots of storage and a large south facing window with great views. The bathroom is a stylish room and has a skylight. The master double bedroom is lovely and bright thanks to its duel aspect windows and is large enough to build in some serious wardrobes and some further storage for the flat.

This flat is conveniently located on Battersea Rise and so ideal for strolling down to the shops, bars and restaurants found nearby, including the amenities found on the fashionable Northcote Road. Clapham and Wandsworth Commons are both a short walk away (approximately 5 minutes). Mainline services can be found at Clapham Junction with links into Victoria or Waterloo and busses to a great number of London destinations are available locally.

bedroom

reception room

bathroom

kitchen

chain free

Approximate gross floor area: 454 sq ft (42 m^2) Includes Cellar or Storage Space where applicable

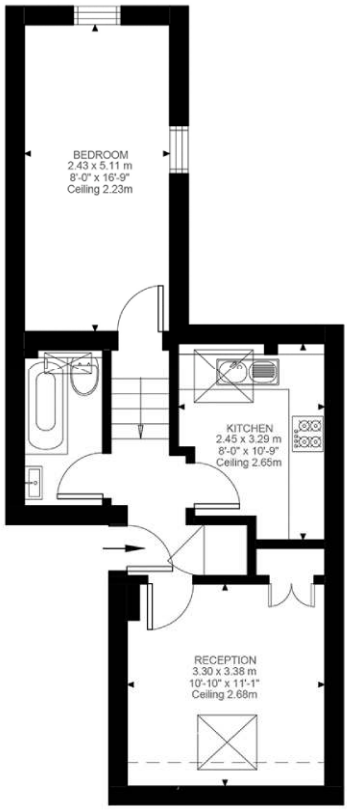
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

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: 20 July 2022

Battersea Rise, Battersea Park, SW11

APPROXIMATE GROSS INTERNAL (LIVING) AREA
42.15 SQ.M / 454 SQ.FT

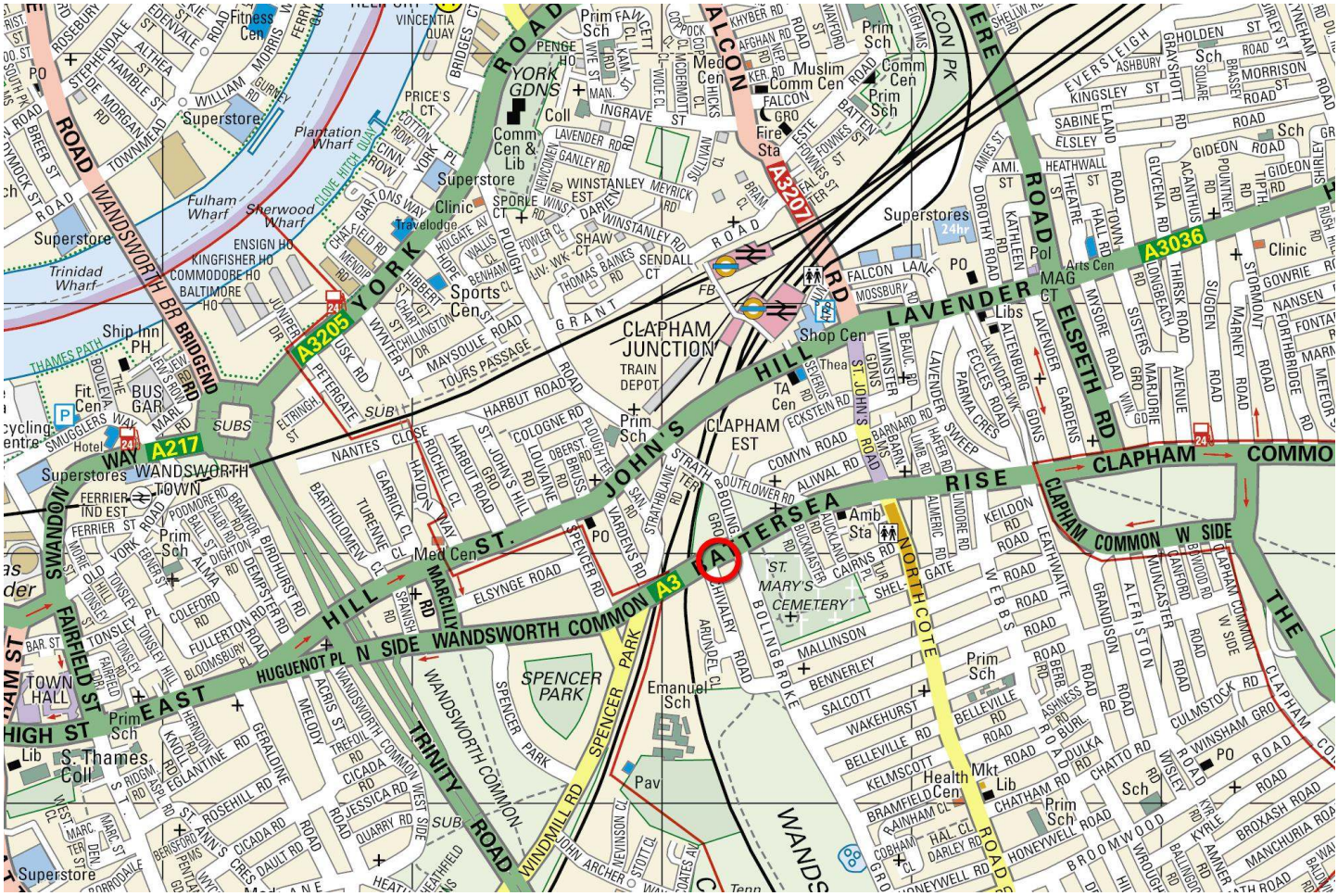


THIRD FLOOR
454 SQ.FT / 42.15 SQ.M

N

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
600m (7 mins) (Line of sight)
Gross floor area: 454 sq ft (42 m^2)
Local authority: Wandsworth
Council tax band: C

* 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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