



## St. Josephs Street, SW8

£600,000 Leasehold

523 sq ft (49 m<sup>2</sup>) • 1 bed • winter garden • excellent condition •  
excellent transport links • close to Battersea Power Station •  
EPC:B



Douglas  
& Gordon



This modern and stylishly presented one bedroom ninth floor apartment boasts a delightful winter garden, excellent views and is presented in fantastic condition throughout. Accommodation wise the property benefits from a generous open plan reception/kitchen with direct access onto the winter garden. The modern fully fitted kitchen features high end appliances and generous storage and is ideal for entertaining. The well-proportioned double bedroom has a built in wardrobe whilst the contemporary bathroom is stylish and fully tiled. Onsite resident facilities include 24-hour concierge, gym, communal gardens.

Situated in the highly sought after Battersea Exchange development, the property is ideally located for the excellent local transport links including Queenstown Road (overground) , Battersea Park (overground) and Battersea Power stations (underground), as well as numerous local bus routes. The 200 acres of recreational space which Battersea Park offers are a short walk away as is Chelsea and the fashionable Kings road. The regeneration of Battersea Power Station and Nine Elms are close by with Circus Village West offering an abundance of restaurants, bars and cinema making this the ideal property for first-time buy, rental investment or someone looking for a London base.

1 bed  
winter garden  
excellent condition

Approximate gross floor area:  
523 sq ft (49 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

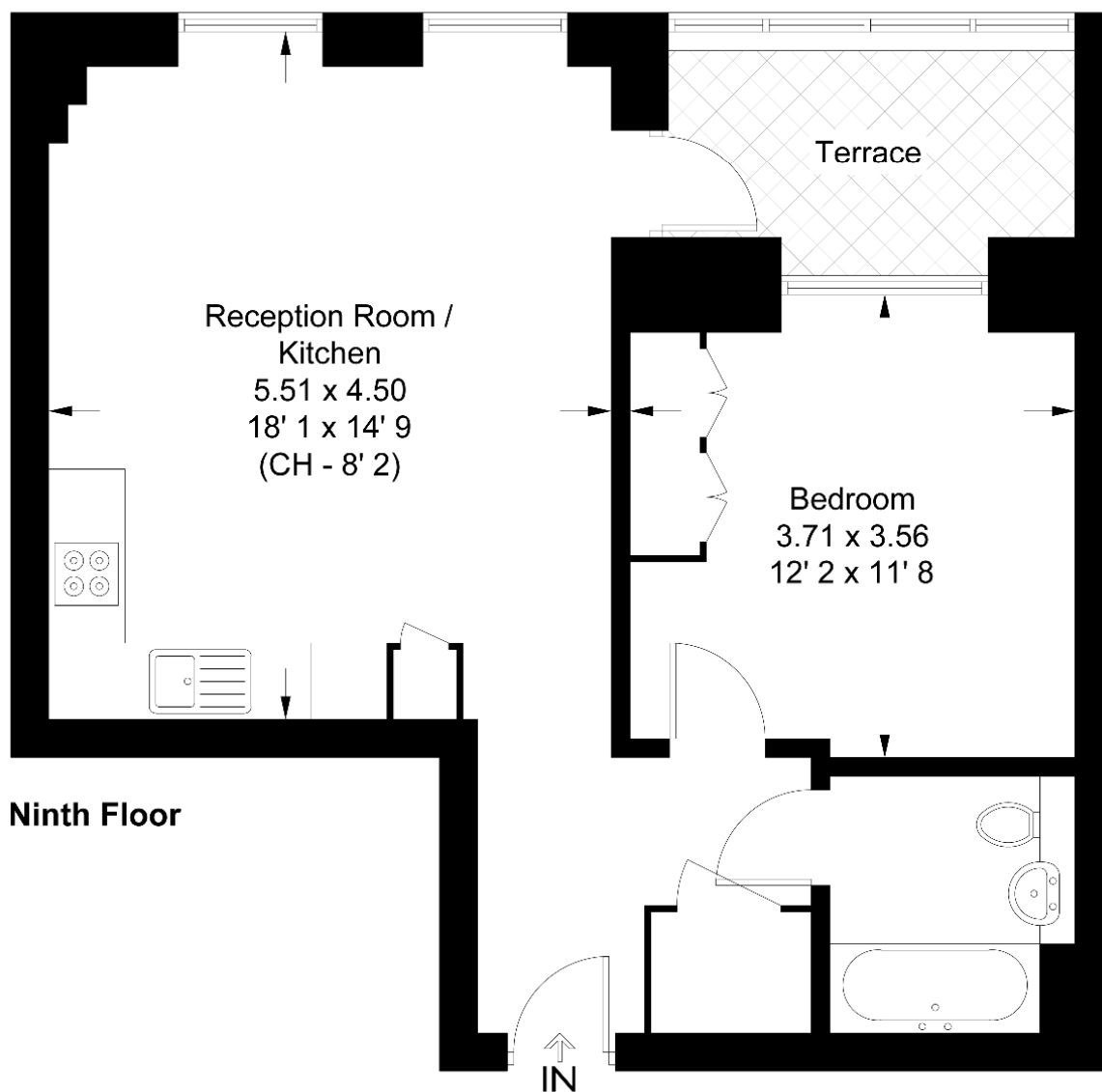
FOR ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE.

As defined by RICS code of  
measuring practice

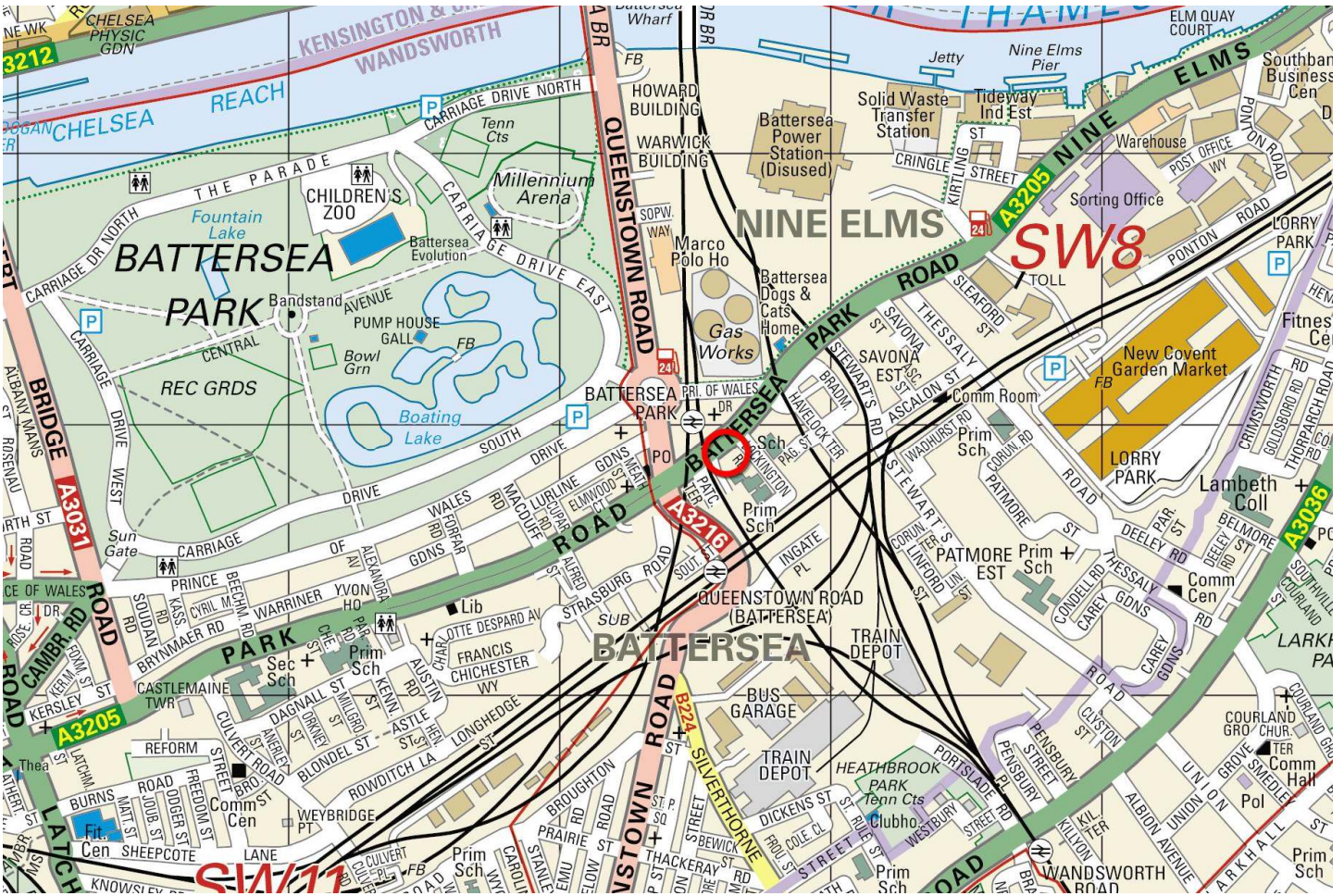
This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
scale. They should not be relied upon by any  
party. Prospective purchasers or tenants are  
advised to carry out their own survey if they  
require reliable measurements. No  
responsibility is taken for any error, omission,  
misstatement or use of data shown.  
Details Prepared: 19 September 2023

## Brogan House

Approximate Gross Internal Area = 523 sq ft / 48.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Good to know

Nearby station: Battersea Park  
 210m (2 mins) (Line of sight)  
 Gross floor area: 523 sq ft (49 m<sup>2</sup>)  
 Local authority: Wandsworth  
 Council tax band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		<b>B4</b>	<b>B4</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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