



## Althorpe Mews, SW11

£695,000 Share of Freehold

879 sq ft (82 m<sup>2</sup>) • 3 double bedrooms • large reception room • two terraces • allocated off street parking • split level • EPC:C



Douglas  
& Gordon



An exciting opportunity to purchase this immaculately presented split level three bedroom maisonette in this wonderful mews development located in the ever popular Battersea Square. The accommodation comprises of three good sized double bedrooms, a modern bathroom, large reception room and fully integrated kitchen. The property has two balconies accessed from the master bedroom and the reception room respectively and benefits from gated off street parking, access to wonderful communal gardens and is being offered to the market chain free.

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.

- 3 double bedrooms
- large reception room
- two terraces
- allocated off street parking
- split level
- EPC:C

Approximate gross floor area:  
 879 sq ft (82 m<sup>2</sup>)  
 Includes Cellar or Storage  
 Space where applicable

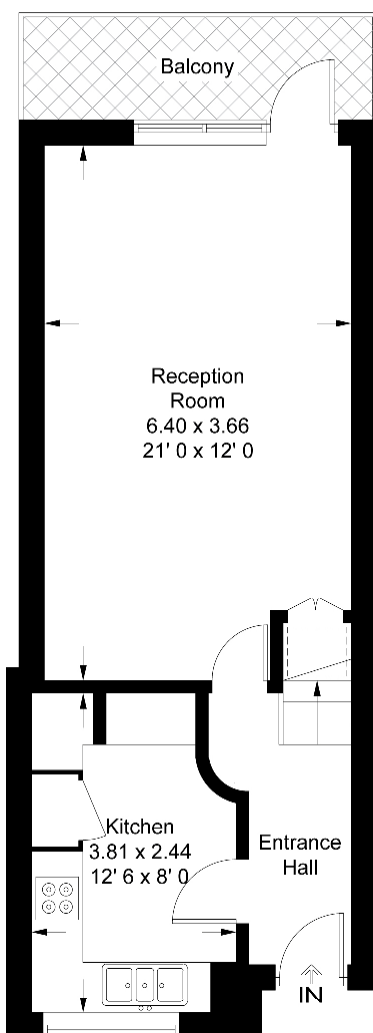
FOR ILLUSTRATIVE PURPOSES ONLY.  
 NOT TO SCALE.

As defined by RICS code of  
 measuring practice

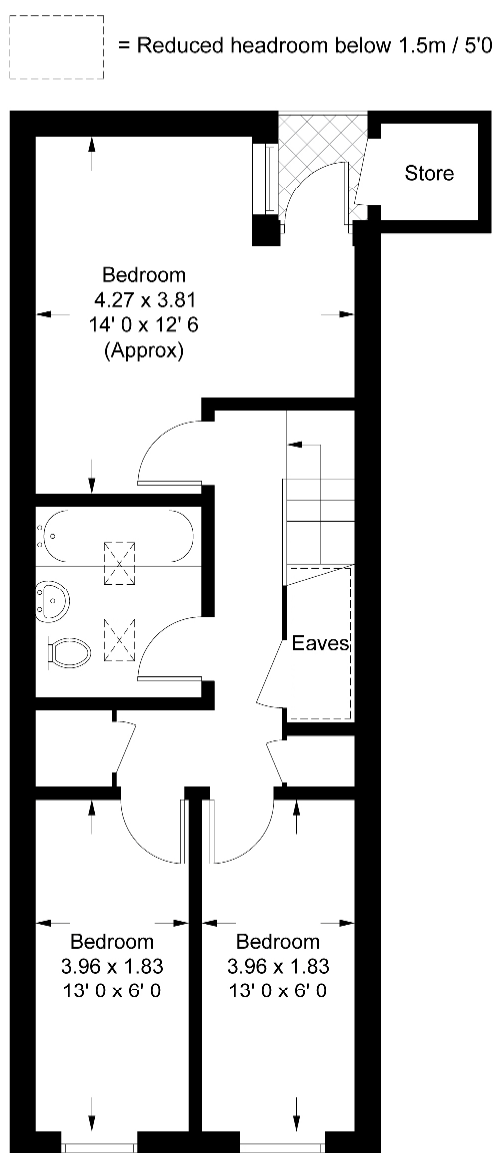
This floorplan is representative and for  
 illustrative purposes only. The measurements  
 provided are approximate only and not to  
 scale. They should not be relied upon by any  
 party. Prospective purchasers or tenants are  
 advised to carry out their own survey if they  
 require reliable measurements. No  
 responsibility is taken for any error, omission,  
 misstatement or use of data shown.  
 Details Prepared: 28 June 2024

### Althorpe Mews

Approximate Gross Internal Area = 861 sq ft / 79.9 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 18 sq ft / 1.7 sq m  
 Total = 879 sq ft / 81.6 sq m

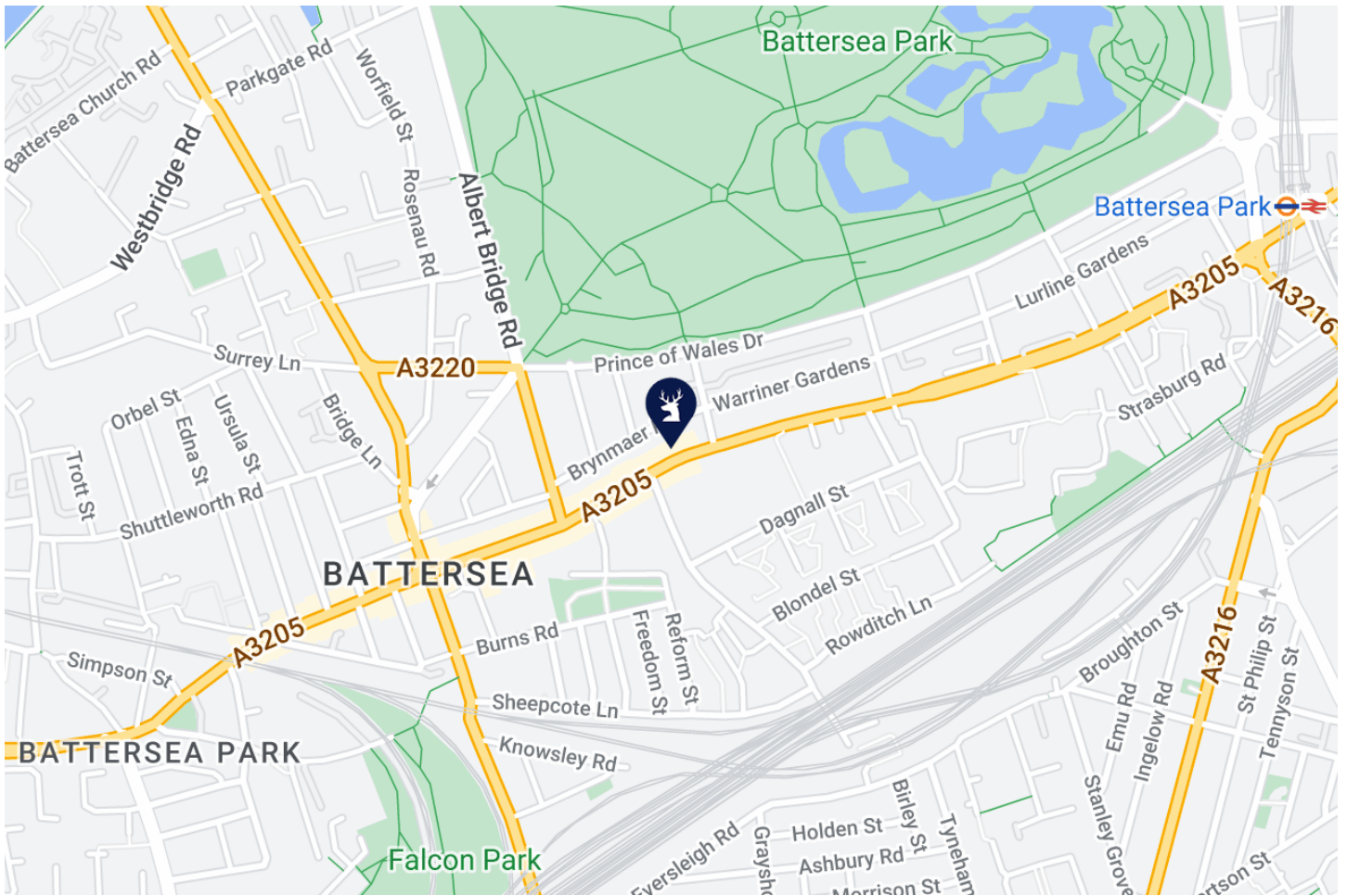


**Second Floor**  
 408 sq ft / 37.9 sq m  
 (Including Reduced Headroom)



**Third Floor**  
 471 sq ft / 43.7 sq m  
 (Including Reduced Headroom / Eaves)

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  
 960m (12 mins) (Line of sight)  
 Gross floor area: 879 sq ft (82 m<sup>2</sup>)  
 Local authority: Wandsworth  
 Council tax band: E  
 Ground rent: £0.00  
 Service charge: £2,400.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(17-5)	<b>A</b>		
(81-91)	<b>B</b>		
(89-100)	<b>C</b>	70	73
(13-60)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

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