



Paveley Drive, SW11

£1,000,000 Leasehold

1734 sq ft (161 m²) • Three bedrooms • Two bathrooms • River views • Garage • Balcony • EPC:C



Douglas
& Gordon



An exciting and rare opportunity to purchase this fantastically spacious three bedroom maisonette in a sought after location in this ever popular development in north Battersea.

Offering buyers the chance to put their own stamp on the property and stretching to over 1700 sqft, the accommodation is arranged over three floors with the property benefitting from its own entrance with three bedrooms, two bathrooms and a utility room on the second floor. The top floor comprises of an exceptionally spacious and versatile reception room with a vaulted ceiling, separate kitchen and space to dine. There are stunning river views from the private balcony whilst the property further benefits from a private garage and generous storage throughout.



Morgans Walk is a superbly located development to the west of Battersea Bridge and so within easy reach of the King's Road and Chelsea. There are many local shops and restaurants both on Battersea Bridge Road and Battersea Square. Battersea Park with its 200 acres of recreational space and parkland is close by as is the exciting and continued development of Battersea Power Station.

Three bedrooms

Two bathrooms

River views

Garage

Approximate gross floor area:
 1734 sq ft (161 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: 10 July 2024

Paveley Drive, SW11 3TP

Approx Gross Internal Area = 161.1 sq m / 1734 sq ft

Balcony = 4.4 sq m / 47 sq ft

Store = 0.9 sq m / 10 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 178.7 sq m / 1923 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Good to know

Nearby station: Imperial Wharf
890m (11 mins) (Line of sight)
Gross floor area: 1734 sq ft (161 m²)
Local authority: Wandsworth
Council tax band: G
Service charge: £3,500.00



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* 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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