



## Sleaford Street, SW8

£525,000 Leasehold

507 sq ft (47 m<sup>2</sup>) • one bedroom • large terrace • excellent condition • opposite Battersea Power Station • fantastic transport links • EPC:B



Douglas  
& Gordon



A well-presented and spacious one bedroom apartment on the first floor of this modern development block situated opposite Battersea Power Station.

In great condition throughout, the flat comprises a spacious double bedroom with built in wardrobes, stylish and modern bathroom and a well-proportioned open-plan kitchen/reception room which leads to a large private terrace. The flat also has access to communal gardens and residents concierge. Moments from the River Thames and in a truly exciting part of London, the property would be ideal for a first-time home owner, rental investor or someone looking for a London base.

Billington Mansions is situated in one of the most up and coming locations in South West London due to the developments of Battersea Power Station and Nine Elms. Currently there are excellent transport links from Battersea Park and Queenstown Road mainline stations, Vauxhall underground and the Northern Line at Battersea Power Station. The stunning green open space of Battersea Park is also close by and access north of the river is easily done over Chelsea Bridge.

- one bedroom
- large terrace
- excellent condition
- opposite Battersea Power Station
- fantastic transport links

Approximate gross floor area:  
507 sq ft (47 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

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NOT TO SCALE.

As defined by RICS code of  
measuring practice

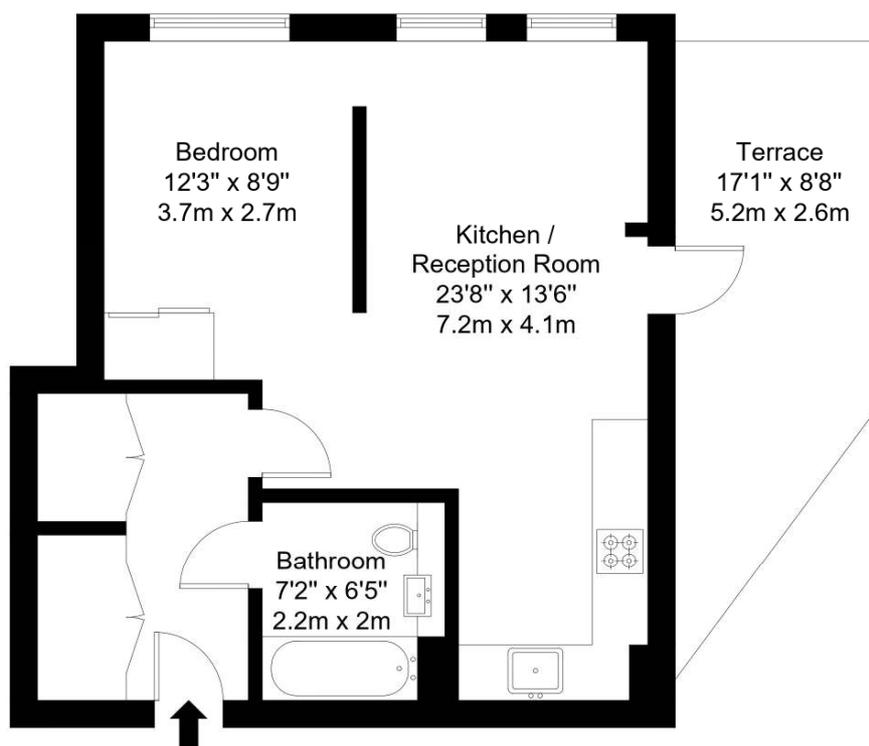
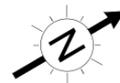
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Details Prepared: 15 July 2024

## Sleaford Street, SW8 5EY

Approx Gross Internal Area = 47.1 sq m / 507 sq ft

Terrace = 14.6 sq m / 157 sq ft

Total = 61.7 sq m / 664 sq ft



First Floor

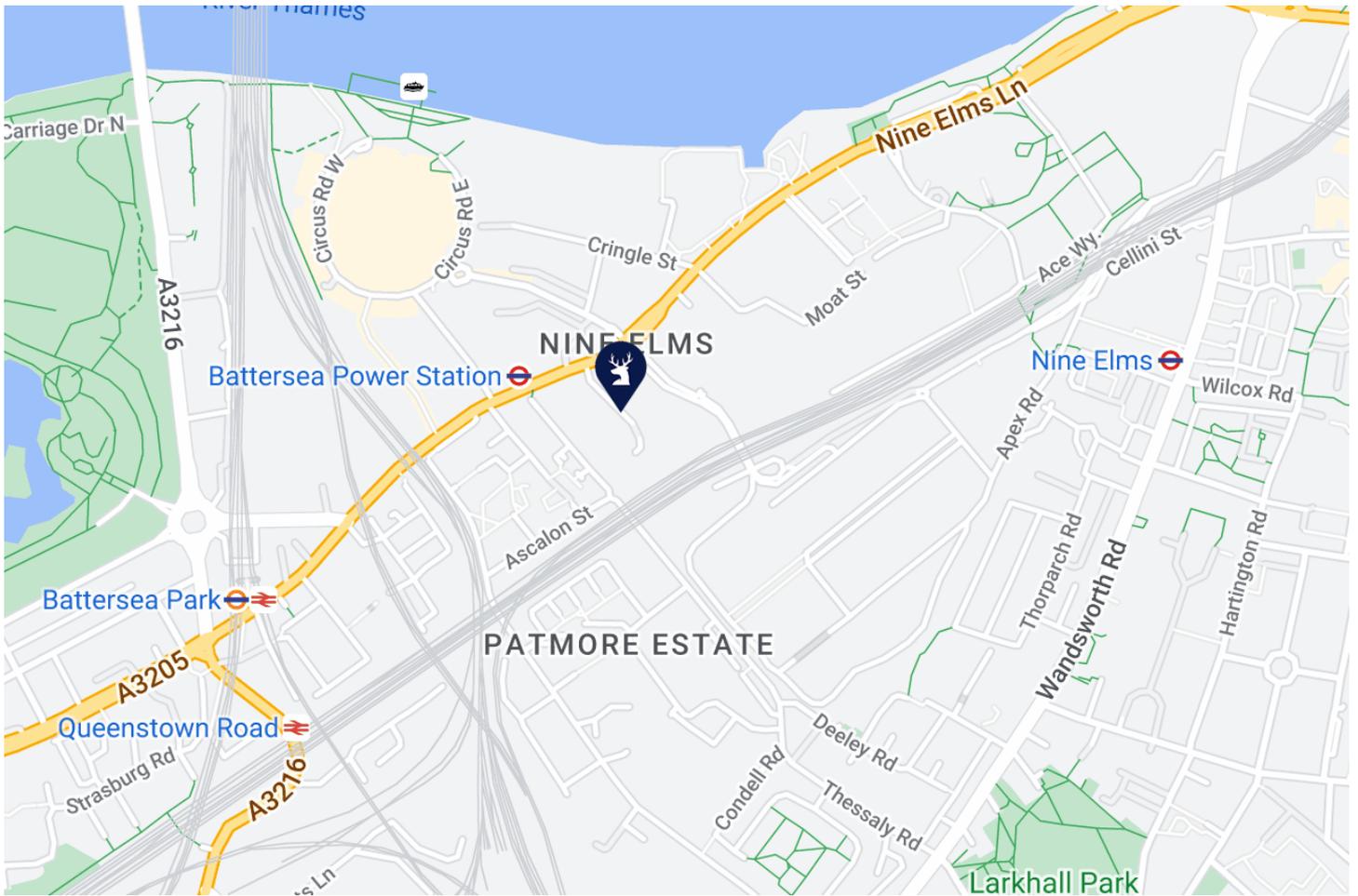
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**BLEU  
PLAN**

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: Battersea Power Station

180m (2 mins) (Line of sight)

Gross floor area: 507 sq ft (47 m<sup>2</sup>)

Local authority: Wandsworth

Council tax band: D

Service charge: £2,360.00



\* 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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