



Battersea High Road, SW11
Guide Price: £575,000, Leasehold

Anderson//Rose





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Leasehold of 998 years remaining
unexpired

Service Charge: £2,800 per annum

Ref PCL260022

Battersea High Road, SW11

This is a great opportunity to acquire a well-proportioned apartment situated on the ground floor of a secure and very well-maintained mansion block set back just off of Battersea High Road.

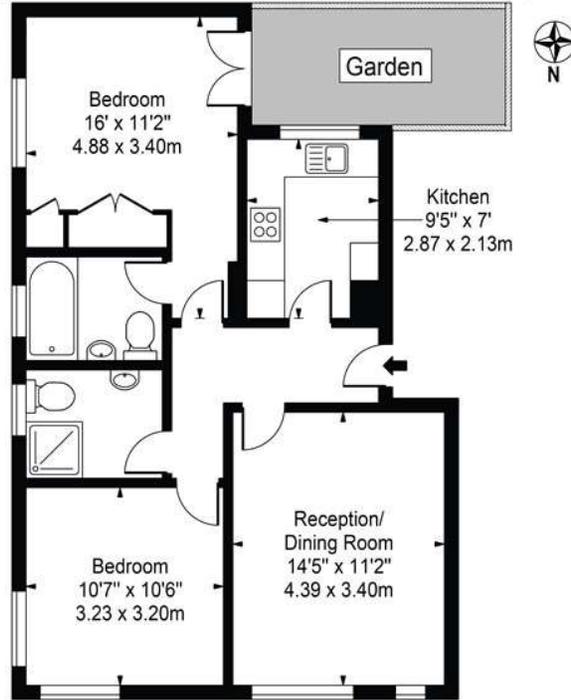
The apartment is in good condition, with pleasant ceiling volumes and natural day-light throughout. Comprising a good-sized reception and dining room, a separate modern kitchen with state-of-the-art appliances, the principal bedroom suite which leads onto a private balcony/garden, a good sized second bedroom and a family bathroom. The flat further benefits from the building's passenger lift, allocated

underground parking space, communal green spaces and a long-term lease.

Restoration Square is a gated development set behind the popular Battersea High Road, just down the road from the ever-popular Battersea High Roads array of shops, restaurants and other superb amenities. His Majesty's open green spaces and boating lakes of Battersea Park is a short walk away, whilst Clapham Junction station is nearby, which provides a convenient commute across London and the country.

Restoration Square

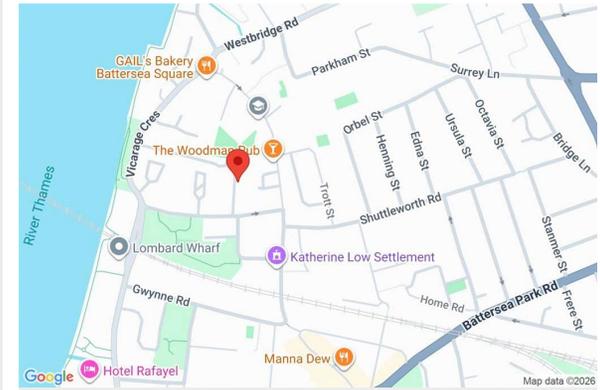
Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.