



Battersea High Road, SW11

Guide Price: £650,000, Leasehold of 998 years remaining unexpired

Anderson//Rose





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unexpired**

Service Charge: £4,954 per annum

Ref PCL250051

Battersea High Road, SW11

This is a great opportunity to acquire a fantastic 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 has recently been refurbished to an outstanding level with good ceiling volumes and natural 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 garden, a good sized second bedroom and a family

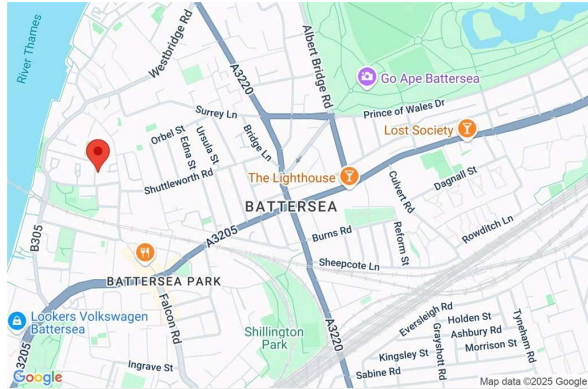
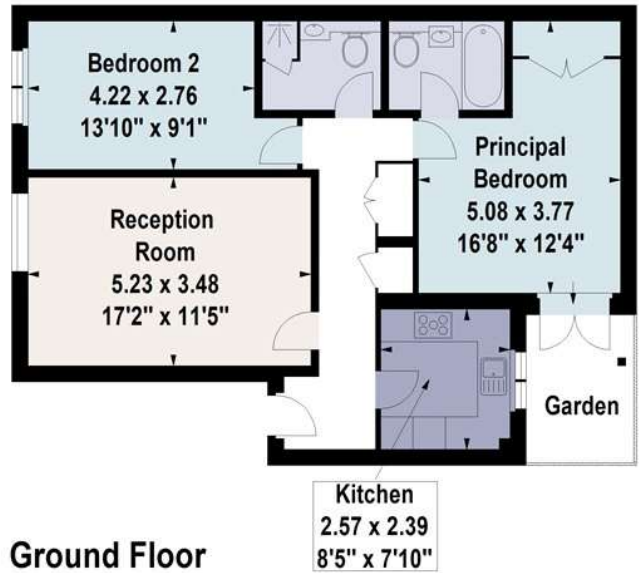
bathroom. The flat further benefits from the building's passenger lift, allocated underground parking space, communal green spaces and a long-term lease.

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,
London, SW11**

Approximate Gross Internal Area 75 sq.m (807 sq.ft)

For Identification Only. Not To Scale.
© Mays Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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.