



Battersea High Road, SW11

Guide Price: £795,000, Leasehold of 999 years remaining unexpired

Anderson//Rose





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Service Charge: £5,501.27 per annum

Ref PCL250055

Battersea High Road, SW11

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

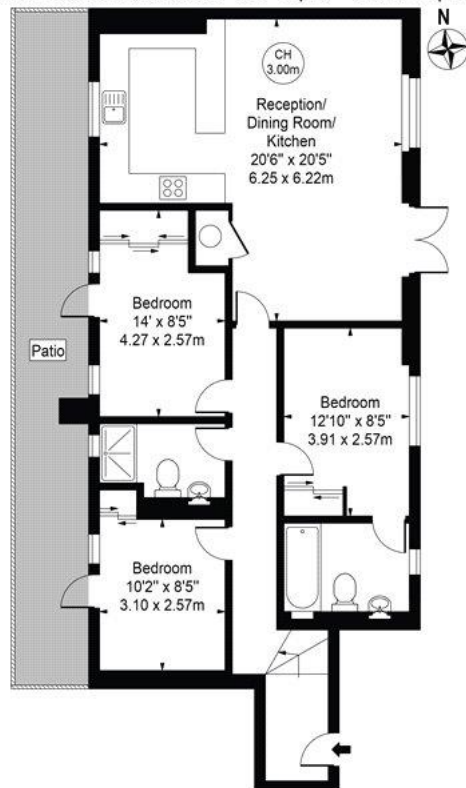
The apartment has recently been refurbished to an outstanding level with exceptional ceiling volumes and natural light throughout and focuses around an extremely impressive reception and dining room with beautiful, exposed beams, the open plan kitchen with state-of-the-art appliances, and a private patio. Down the inviting corridor is your sleeping accommodation with the principal bedroom suite which profits

from plenty of wardrobe space, two further very large bedrooms again with plenty of storage and a family Bathroom. The flat further benefits from the building's passenger lift, allocated underground parking space, two balconies, 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.

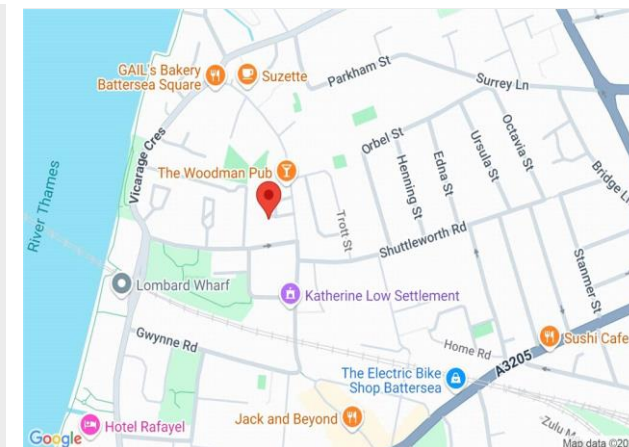
Restoration Square

Approx. Gross Internal Area 917 Sq Ft - 85.19 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		77 C
55-68	D	66 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.