



BATTERSEA SQUARE, LONDON, SW11

Carter Jonas

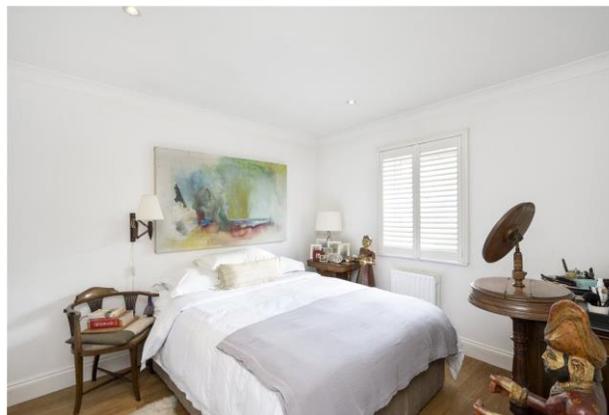
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Located just off Battersea Square, this beautiful two-bedroom apartment, with private west facing garden and secure off-street parking, is part of an exclusive, self-managed development. The bright open-plan kitchen, dining and living area seamlessly flows to the garden, grounded by solid oak wooden floors that run throughout. Floor-to-ceiling sliding doors frame views to the west facing patio garden and fill the space with light, creating a seamless extension of the indoor living spaces. In warmer months, the door can be left open so that it works as a second living area.

The kitchen, arranged in a U-shape, is a masterclass in planning, with integrated appliances, including fridge, slimline dishwasher, electric over and gas hob housed neatly in the neutral white cabinetry. A utility cupboard houses the freezer and washing machine. The principal bedroom is bright and welcoming, with oak flooring, Boston blinds and a built-in wardrobe. The second bedroom makes a fantastic guest/child's bedroom and a great home office. The bedrooms share a beautifully appointed showeroom, which continues the apartment's calm neutral scheme.

Designed to fit in with the surrounding Victorian and mid-century properties, the development of six individual apartments and five town houses, was built in the late 1990s. The exclusive development, which is self-managed by a dynamic Residents Association, benefits from excellent security, including secure automatic gates to the off-street parking and doorway intercom. Vehicular access to the dedicated parking space is via the secure automatic gate, which has its own entry system. The flat has a secure rear access from the car park into the garden.

The apartment is located just off Battersea Square, on Battersea High Street, a residential no through road in one direction, with a one way system in place for part of the road. Battersea Square is a pretty tree-lined square, with cafes and restaurants and close to the Thames Towpath and cycle route, offering a pleasant route to Chelsea (approx. 0.8 mile), Battersea Park and beyond. Close by, the historic church of St. Mary' Battersea, where in 1782 poet, painter, visionary and the author of the poem we now sing as Jerusalem, William Blake, was married. The view of the Thames from the garden at the front inspired JMW Turner in his drawing Battersea Church and Bridge, with Chelsea Bridge Beyond of c.1797. There are excellent bus services on Vicarage Crescent to Chelsea, Battersea and Wandsworth. Overland services are available at Clapham Junction, which can be reached in under 20-minute walk, providing access to the City and national services.





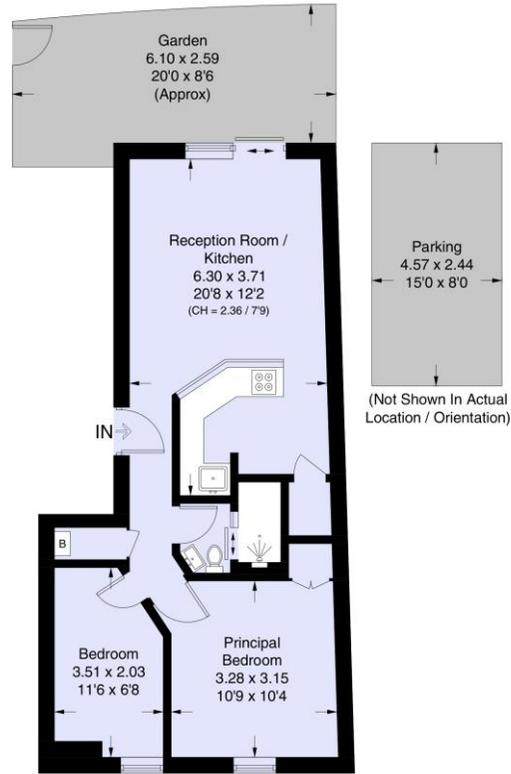
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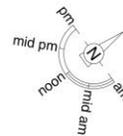
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Approximate Gross Internal Area = 48.6 sq m / 523 sq ft
(Excluding Parking)



Ground Floor
48.6 sq m / 523 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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