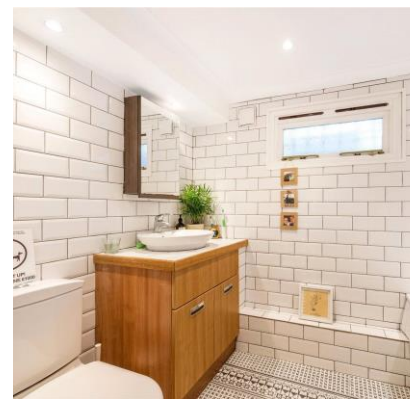
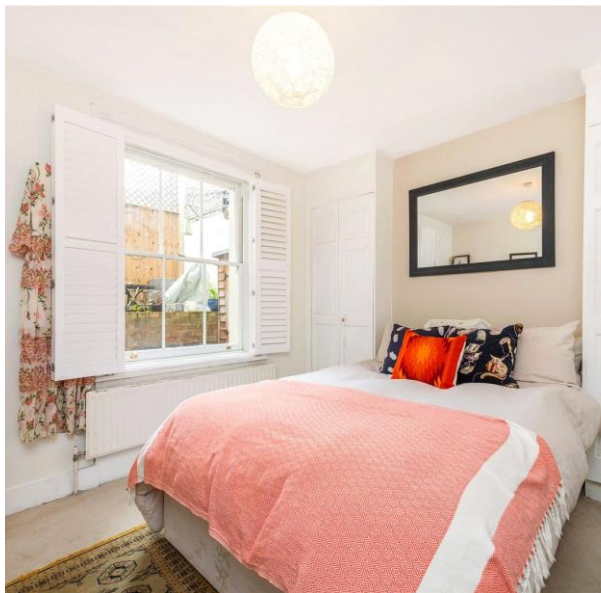




A lovely, spacious maisonette perfectly located a short walk from Battersea Park and Chelsea.

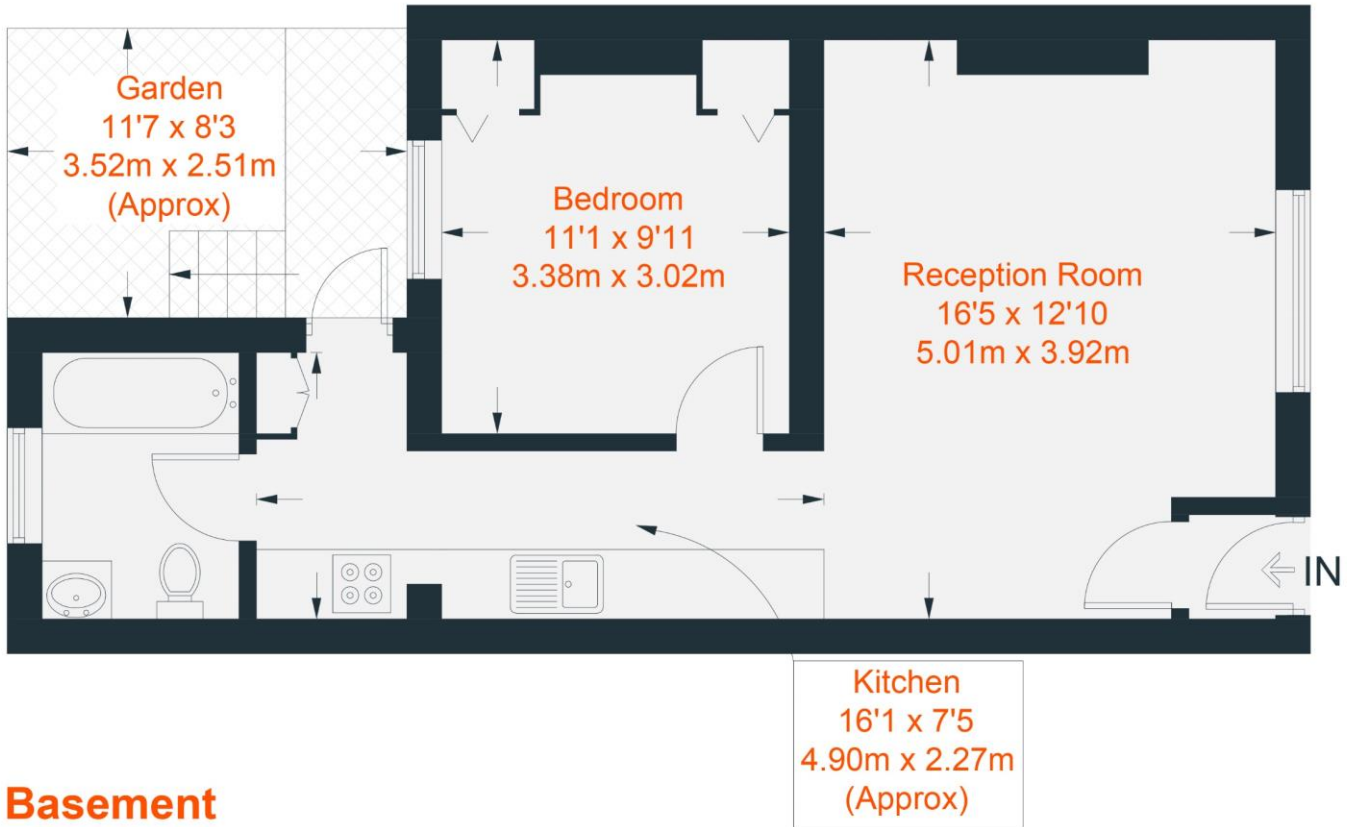
This lovely property briefly comprises a large reception room with feature fire place and high ceilings and a large sash window, the kitchen is a galley style and is well appointed with plenty of storage. The corridor leads to the master bedroom with a lovely aspect to the patio garden and ample storage. To the rear of the property is the bathroom suite, set with modern metro tiles with a bath and shower above. The property further benefits from a private west facing patio garden to the rear, perfect for a summer BBQ or morning coffee.

The property further benefits from its own front door and two large storage cupboards under the pavement to the front of the property. This property is being sold chain free with a long lease.



Battersea Bridge Road

Approximate Gross Internal Area = 476 sq ft / 44.2 sq m



Basement

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	78
(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	



This Recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor.

www.aspire.co.uk

Battersea
 020 7801 3400
battersea@aspire.co.uk



Battersea • Fulham South • Fulham Central • Balham • Clapham South • Clapham High Street • Furzedown