



A well-presented apartment with a south facing garden.

**Battersea Rise, London, SW11**

Guide Price £600,000 Leasehold



Open-plan kitchen & reception room • Two bedrooms • One bathroom • South facing garden • Excellent location

### Local Information

Battersea Rise is ideally situated close to the fantastic local amenities including the bars, restaurants and shops on Northcote Road, St John's Hill and Lavender Hill. Clapham Junction is within close proximity and provides excellent transport links to London Waterloo, London Victoria and the South West. The wide open spaces of Wandsworth Common are also close by.

### About this property

This wonderful, ground floor flat is well-presented and has natural lighting throughout creating a bright and airy ambience. Upon entering, there's a narrow hallway with both bedrooms and the modern family bathroom situated to the right. Both bedrooms include useful, built-in storage, with one also accessible to the lightwell.

To the rear of the property is the lovely, open-plan kitchen and reception area. The kitchen is fully fitted with modern, integrated appliances and has been cleverly designed to fit an island and a substantial living area. The area is perfect for entertaining or family time. The room is flooded with

terrific lighting from the skylights and the double, French doors that lead out onto the south facing garden. The garden features lawn and decking; a wonderful spot for alfresco dining during the sunnier months.

### Tenure

Leasehold (Lease Expiry January 2124)

### Local Authority

Wandsworth

### Council Tax

Band = C

### Ground Rent

Peppercorn

### Service Charge

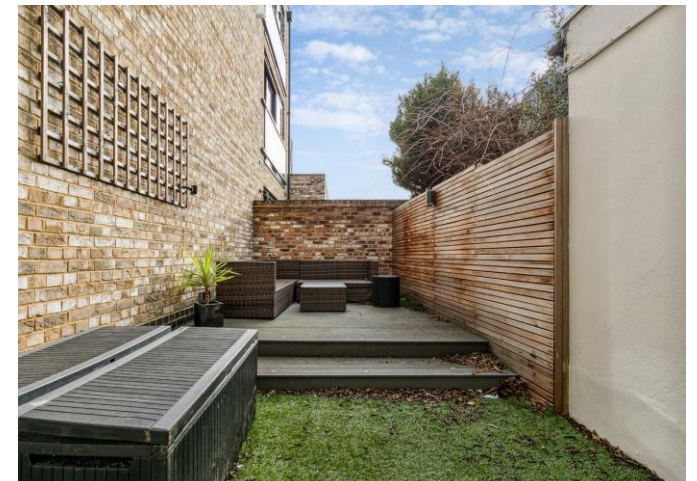
£1350 per annum

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.






Battersea Rise, London, SW11  
Gross Internal Area 584 sq ft, 54.25 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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