



CHATTERTON | REES



**135B Battersea Rise, London, SW11 1HE**  
**£740,000**

A large three bedroom split level garden flat in the centre of Battersea. A great option if you are looking for space , potential to add value and a garden.

With close to 1050sqft over the first and second floors of a period building, you have an excellent eat in kitchen to the rear with glass extension that leads down on to the patio area with a great sized living room to the front. There is also the main bathroom and third bedroom on the same floor.

The top floor of the property has a huge master bedroom and en suite bathroom, a further bedroom and a flat roof to the rear that could easily STPP be a roof terrace or another bedroom.

Sold with a share of freehold and located only a mater of meters from Northcote Road and Clapham Junction it is an enviably located property.



# Floor Plan

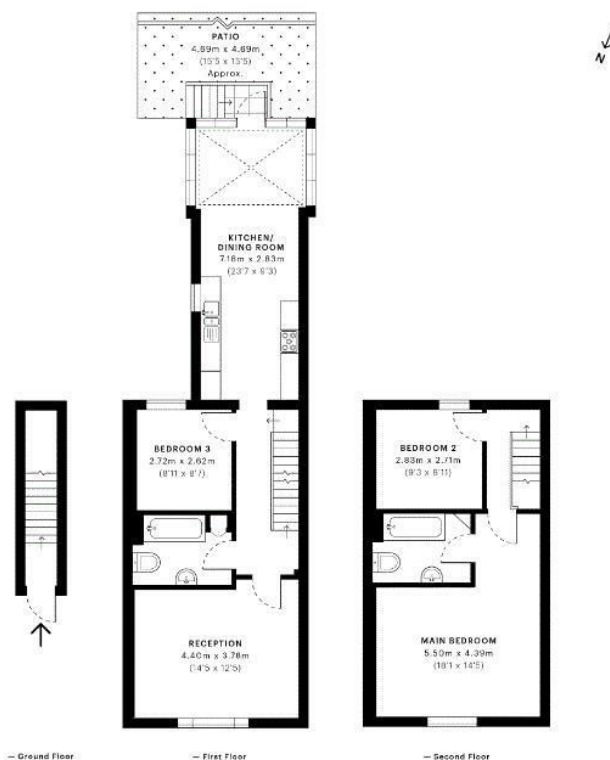


Battersea Rise, SW11

CAPTURE DATE: 17/09/2021 LASER SCAN POINTS: 9,924,065

GROSS INTERNAL AREA

97.98 sqm / 1054.65 sqft



**Verified**

  
**Certified Planning**

GROSS INTERNAL AREA (GIA)  
 The footprint of the property  
**97.98 sqm / 1054.65 sqft**

NET INTERNAL AREA (NIA)  
 Excludes walls, structural features  
 and non-habitable areas  
**89.25 sqm / 961.11 sqft**

EXTERNAL OPERATIONAL FOOTPRINT  
 Excludes balconies, verandas, etc.  
**1.05 sqm / 11.30 sqft**

OCCUPIED FLOOR HEIGHT  
 Limited to a maximum of 1.9m  
**0.00 sqm / 0.00 sqft**

SPECIFIC INTERNAL AREA (SIA)  
 Includes walls, structural features  
 and non-habitable areas  
**93.80 sqm / 1012.80 sqft**

SPECIFIC EXTERNAL AREA (SEA)  
 Includes balconies, verandas, etc.  
**92.00 sqm / 990.38 sqft**

Special Use Area floor plans are produced in accordance with the requirements of the Local Authority's Property Measurement Standards. Photos and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for this floor plan are for general guidance and are the minimum priority of measurements captured in the scan.

REF ID: 40250637378452095514197

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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