



CHATTERTON | REES



135B Battersea Rise, London, SW11 1HE
£759,000

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

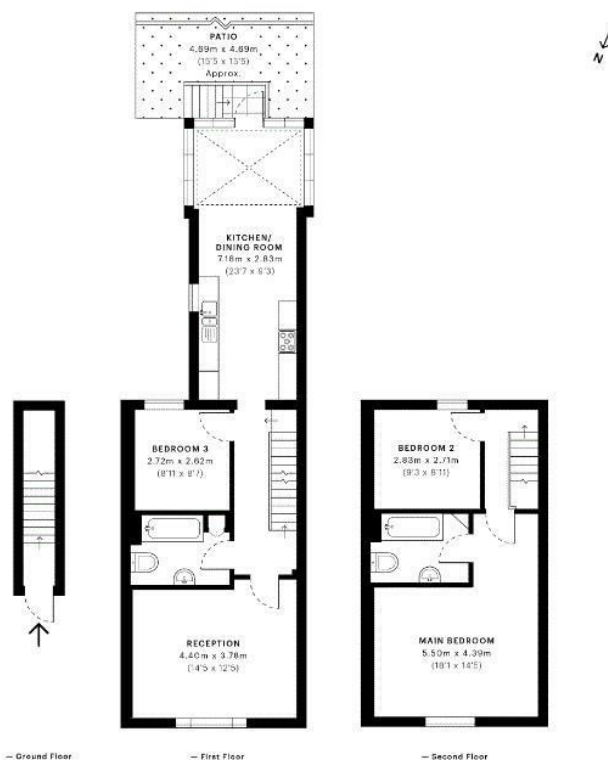


Battersea Rise, SW11

DATE: 17/09/2021 LASER SCAN POINTS: 3,924,065

GROSS INTERNAL AREA

97.98 sqm / 1054.65 sqft



Verified

Certified Planning Resource

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

NET INTERNAL AREA (NIA)
 Excludes walls, structural build-up
 and circulation areas (staircase)
 89.25 sqm / 961.11 sqft.

EXTERNAL COVERED BALCONIES
 Balconies, loggias, verandas etc.
 1.05 sqm / 11.30 sqft.

UNCOVERED ROOF TERRACE
 Limited use area (up to 15m)
 0.00 sqm / 0.00 sqft.

SPECIFIC ROOM MEASUREMENTS
 93.80 sqm / 1012.80 sqft
 (Excludes external, 92.00 sqm / 990.38 sqft)

SPEC REF: 40250457378640095514197

Area Map



Energy Efficiency Graph

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

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