



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

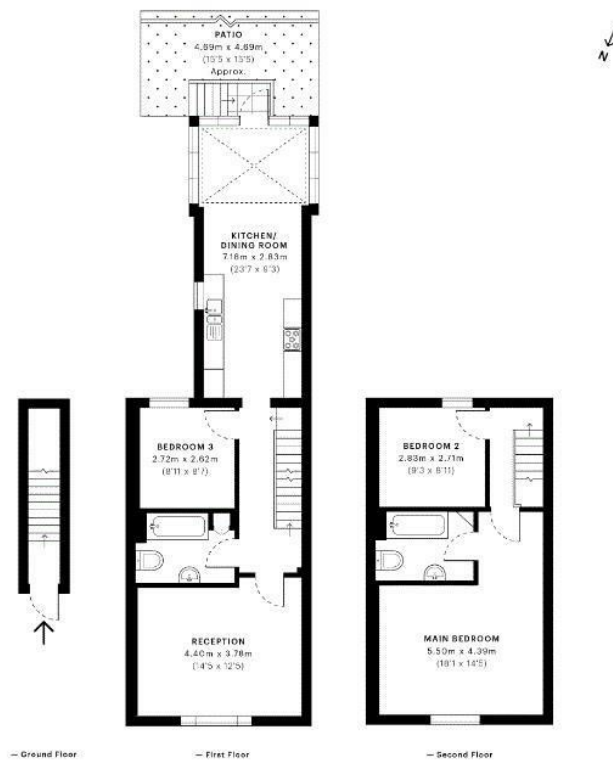


Battersea Rise, SW11

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

GROSS INTERNAL AREA

97.98 sqm / 1054.65 sqft



Verified

RICS

Chartered Surveyor

GROSS INTERNAL AREA (GIA) The footprint of the property: **97.98 sqm / 1054.65 sqft.**
 GROSS INTERNAL AREA (GIA) Excludes double glazed balconies and conservatories above ground height: **89.25 sqm / 961.11 sqft.**
 EXTERNAL OPERATIONAL FOOTPRINT Excludes balconies, verandas: **1.05 sqm / 11.30 sqft.**
 OPERATIONAL WASH ROOMS Limited to one under 1.5m: **0.00 sqm / 0.00 sqft.**

Special Use Fee: Floor plans are produced in accordance with Royal Institution of Chartered Surveyors' 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 the building are taken to the face of walls and are the maximum priority of measurements captured in the scan.

GROSS INTERNAL: 97.98 sqm / 1054.65 sqft
 GROSS EXTERNAL: 92.00 sqm / 990.38 sqft
 REF: 40250637378452095514197

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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