

Warriner Gardens | London, SW11



Offers In Excess Of £850,000
Leasehold - Share of Freehold

- Fantastic Split Level Conversion Flat • 2 Double Bedrooms • Stunning Private Roof Terrace • 2 Bathrooms • Moments from Battersea Park and Chelsea Bridge • Large Bay-Fronted Reception Room • Separate Eat-In Kitchen • Excellent Transport Links • Approx 15 Mins Walk From Battersea Power Station Tube (Northern Line) • On Street Resident's Parking Available Through Wandsworth

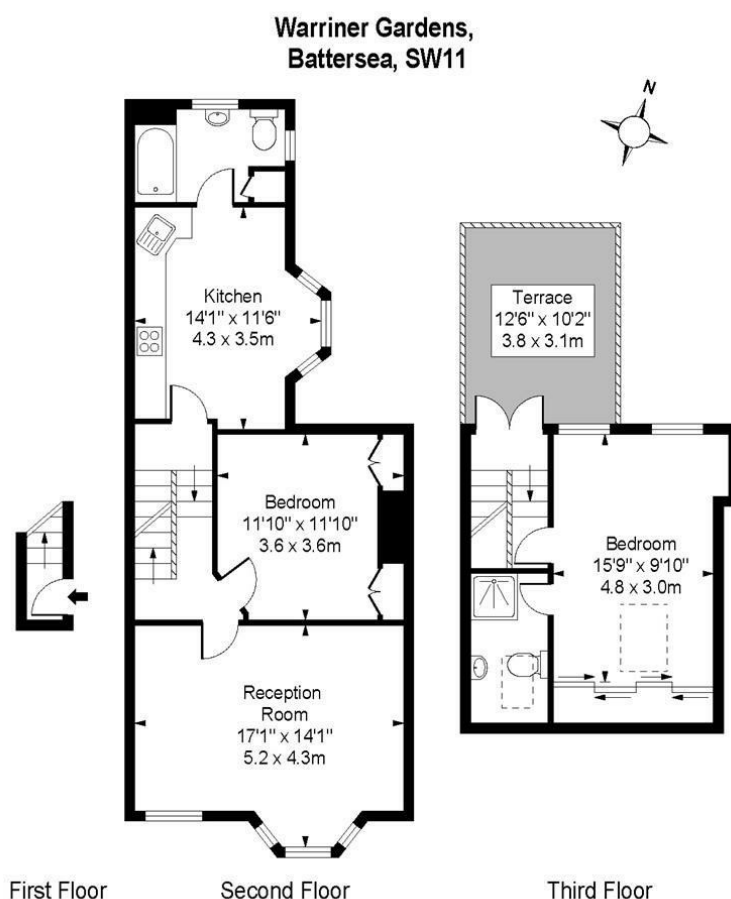
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Outstanding split level apartment with stunning private roof terrace arranged over the upper floors of a converted Victorian house. Well presented the flat offers modern, spacious accommodation comprising large bay fronted reception room, separate contemporary well fitted eat-in kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom.

Located in a superb residential setting with the wide open spaces of Battersea Park just moments away and a short walk from Chelsea Bridge. Queenstown Road and Battersea Park Stations are close by offering quick, direct trains to Waterloo and Victoria. The new Tube stop at Battersea Power Station is within approx 15 minutes walk. There's a fantastic choice of local shops, riverside bars, restaurants and coffee shops within easy walking distance.

On street resident's permit parking available on application. Wandsworth Council Tax Band D. Long lease of 956 years. Flats A, B & C collectively own the freehold through the building management and split costs between flats for annual buildings insurance and maintenance. Available with no chain.



Approx Gross Internal Area 931 Sq Ft - 86.5 Sq M

For Illustration Purposes Only - Not To Scale
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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 (CO₂) 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		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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