



Chadwick House, Latchmere Street, Battersea, SW11

Asking Price: £400,000



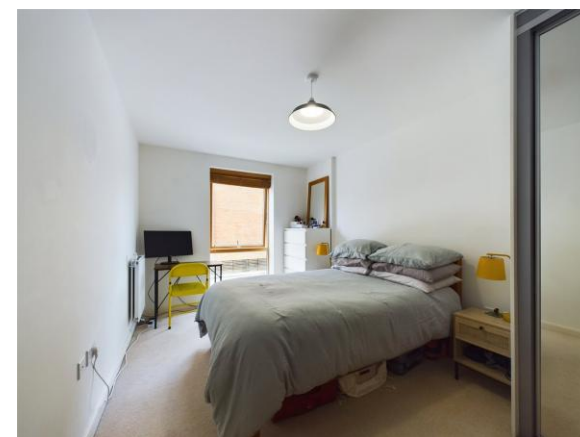
Chadwick House, Latchmere Street, Battersea, SW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A wonderfully kept one bedroom flat, comprising a modern open-plan living room and kitchen area with floor to ceiling windows capturing plenty of natural light and providing access to a south west facing balcony. The kitchen area is well finished and includes integrated appliances. The double bedroom also includes floor-to-ceiling windows and has plenty of storage space with built-in wardrobes and adjacent to the bedroom you will find a well presented three piece bathroom which includes a shower over bathtub with a glass shower screen and a heated towel rail.

Chadwick House is conveniently located in close proximity to all the amenities Battersea has got to offer. An array of local pubs and restaurants are located nearby. The popular Battersea Park is moments away where many local residents enjoy the open green space.

Residents also enjoy the convenience of local transport. Clapham Junction, Battersea Park station and Queenstown Road station are all in the local vicinity. Buses run every few minutes in a variety of directions across London including to Clapham Junction, Victoria, South Kensington, Vauxhall and Clapham Common within a short commute.



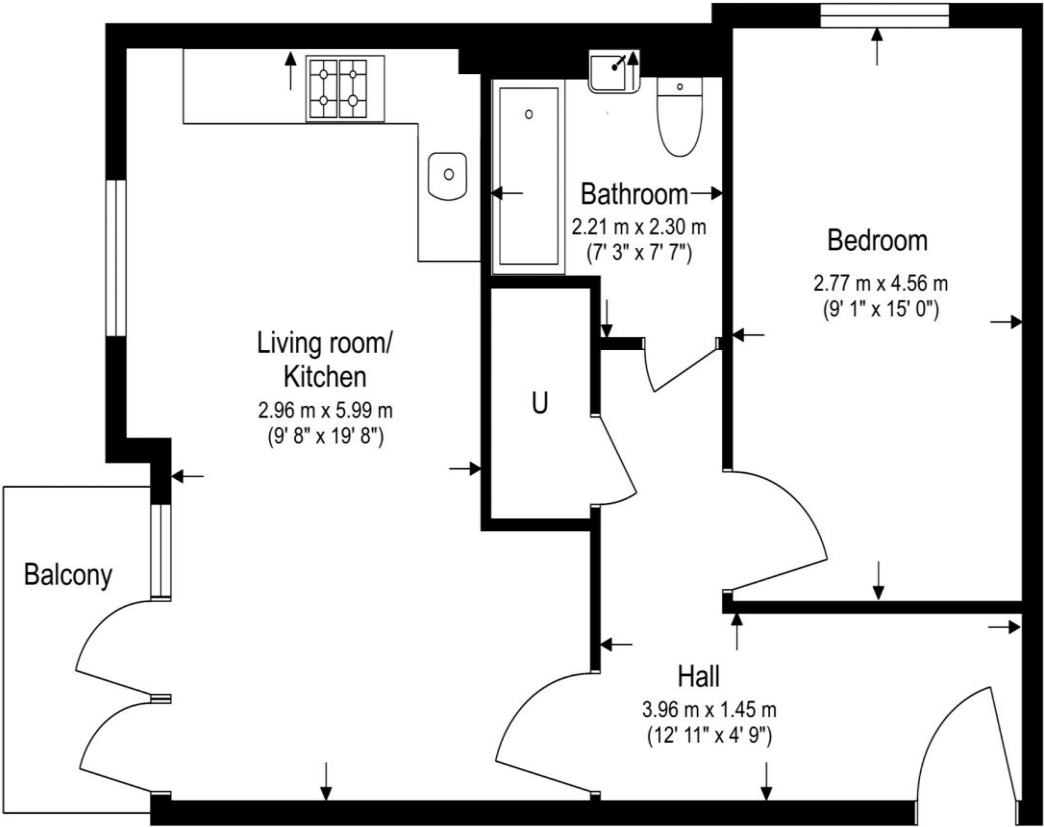


Property Features:

- One Bedroom
- One Bathroom
- 516 Square Feet (Approximately)
- Private South West Facing Balcony
- Communal Gardens
- Close to Battersea Park
- Clapham Junction, 0.7 Miles (Overground Line)



Total Gross Internal Area
48 Sq/m - 516.6 Sq/ft



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-------------------|--|
| Asking Price: | £400,000 |
| Tenure: | Leasehold Expires 31/08/2167 Approximately 142 Years Remaining |
| Ground Rent: | £500.00 (per annum) for the year 2025 |
| Service Charge: | £3,178.00 (per annum) for the year 2025 |
| Anticipated Rent: | £1,190.00 pcm Approx. 3.6 % Yield |

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW240049

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