



Battersea Bridge Road, Battersea, SW11

Asking Price: £1,250,000

 Benham
& Reeves

Battersea Bridge Road, Battersea, SW11

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully presented three bedroom two bathroom maisonette spanning 1,375 sq.ft. approx. set over two floors of the ever popular riverside development, the apartment boasts an open-plan reception/dining area with a door leading out to a south-west facing balcony overlooking attractive communal gardens.

Built in 1983 Morgan's Walk occupies a great spot between Battersea Bridge and the landmark Richard Rogers designed Montevetro building. The 200 acres of Battersea Park with its open spaces and excellent range of leisure and sports facilities are located less than 500 metres from the flat and Chelsea is just moments away. The property further benefits from the regeneration in Nine Elms, including Battersea Power Station, which provides amenities such as shops, bars and restaurants. More immediately the cafes, shops and restaurants of both Battersea Bridge Road and Battersea Square are easily accessible with the rail network at Clapham Junction only 1 mile away.





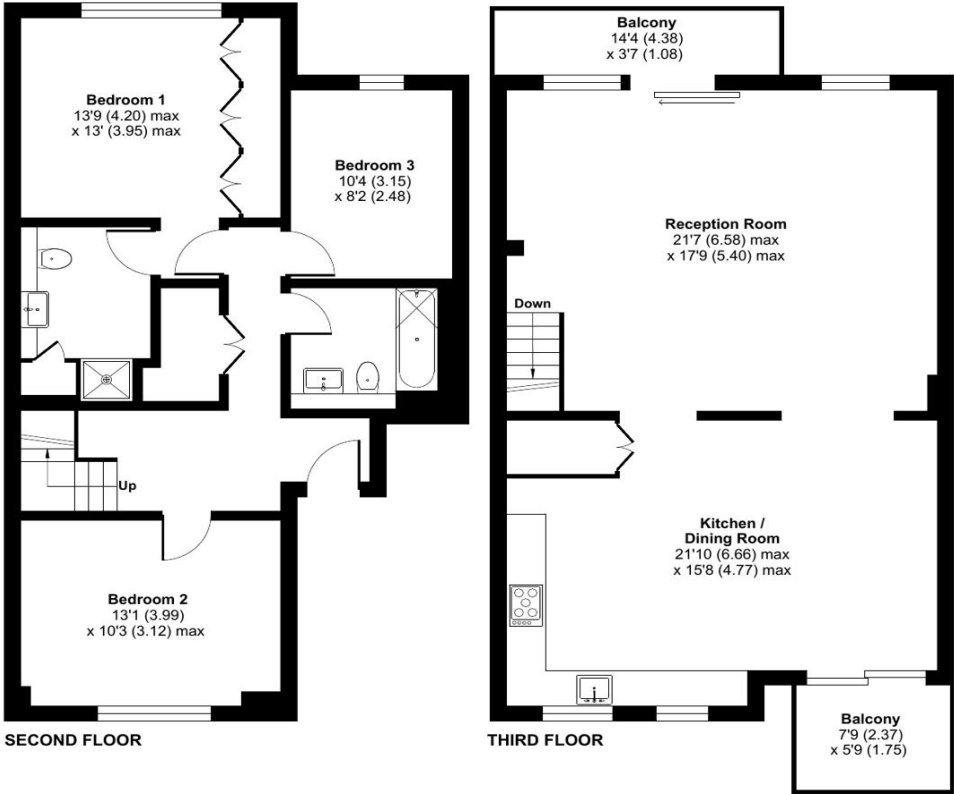
Property Features:

- Three Bedrooms
- Two Bathrooms
- Top Floor
- 1,375 Square Feet (Approx.)
- Two Private Balconies
- Development Opportunity to Extend the Loft (Subject to the Usual Consents)
- Battersea Park Station (Zone 2)



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Approximate Area = 1375 sq ft / 127.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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	

Terms & Conditions:

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

Asking Price:	£1,250,000
Tenure:	Leasehold Expires 25/03/2201 Approximately 176 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£4,600.00 (per annum) for the year 2024
Anticipated Rent:	£3,438.00 pcm Approx. 3.3 % Yield

Viewings:

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

Our reference: NIN240077

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