



Searle House, Battersea Park Road, London SW11



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This luxury apartment which offers over 1,110 square feet (approximately) of lateral living space, is set out over the ground floor of a converted Victorian school in a fabulous Battersea location. The open-plan kitchen reception room boasts impressive ceiling heights of 3.7 metres and a large south-facing window which floods the room with natural light. The kitchen is well equipped with integrated appliances as well as plenty of built in storage. There are two double bedrooms, one of which benefits from having an abundance of built-in storage, and an ensuite shower room, and there is also a family bathroom. The property has the added benefit of an off-street parking space and it will be sold with no onward chain.



Guide price: £850,000

Tenure: Leasehold: approximately 107 years remaining

Service charge: £7,045.04 per annum, reviewed yearly, next review due 2024

Ground rent: £604 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: G





The development benefits from a concierge as well as the use of a spacious communal roof terrace offering panoramic views of London.

Location

Kingsway Square is ideally located on Battersea Park Road and is within very easy reach of the Park. The newly opened shops, restaurants and cinemas of Battersea Power Station are only 0.9 miles away. The closest transport links are Queenstown Road overground, which serves Vauxhall and London Waterloo. Battersea Park Overground, which serves London Victoria and the Northern Line Underground at Battersea Power Station. The 344 bus stops right outside the development, which serves Liverpool Street.





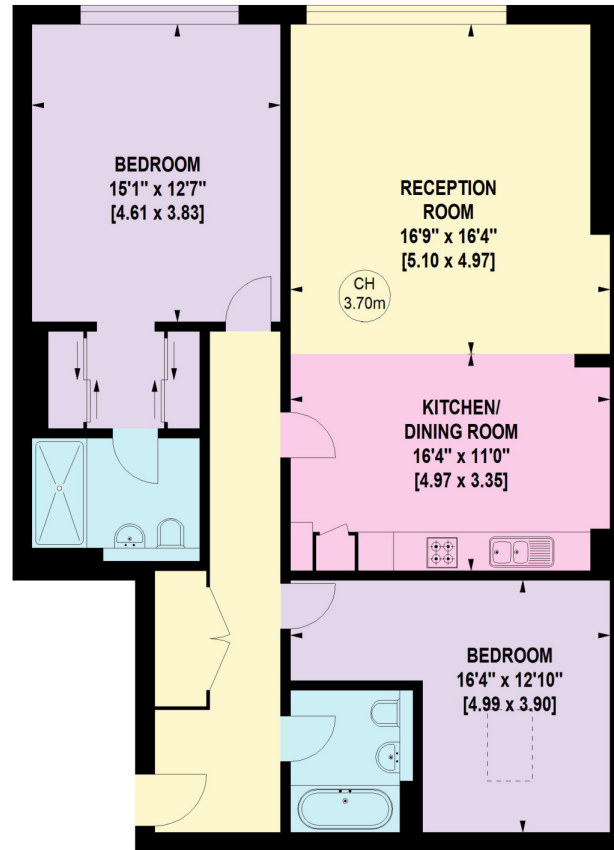
A turn-key lateral apartment located in a Victorian School Conversion, just a short walk from Battersea Park.

Key :
CH - Ceiling Height



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Approximate Gross Internal Area : 103.86 Sq. metres
1118 Sq. feet



GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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