



Condray Place, Battersea, London SW11

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# Condray Place, Battersea SW11

Set in a beautiful, secure, gated development and boasting over 1,480 square feet of living space over three stories is this bright and spacious house.

The accommodation on the second floor consists of two double bedrooms. The principal benefits from built-in storage as well as an en suite shower room. There is a large family bathroom on this floor as well.

The kitchen is located on the first floor and is well equipped with integrated appliances as well as a plethora of built-in storage. Across the hall you will find a bright reception room which lends itself well to entertaining due to the close proximity to the kitchen.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** F

The ground floor consists of two large reception areas as well as a further dining space. The largest room is flooded with natural light via the beautiful skylight. From this room and through the bi-folding doors is where you access the private rear garden.

## Location

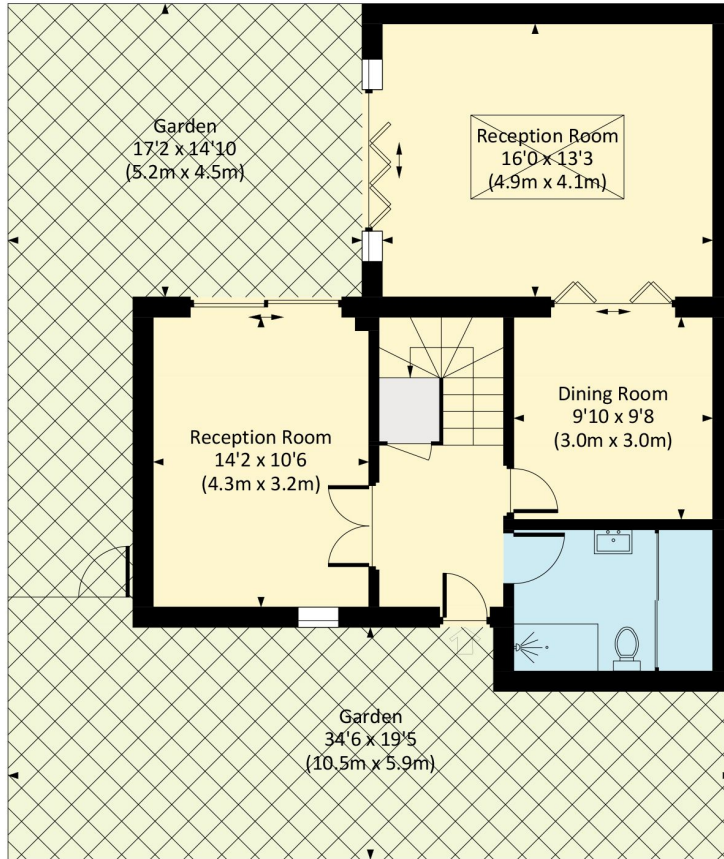
Condray Place is well located within close proximity of the beautiful, verdant open spaces of Battersea Park (0.3 miles). Access north of river on foot is via Battersea Bridge which leads to Chelsea and beyond. There are also a plethora of buses which can take you there from the stop at Battersea Bridge which is 0.2 miles from the property.



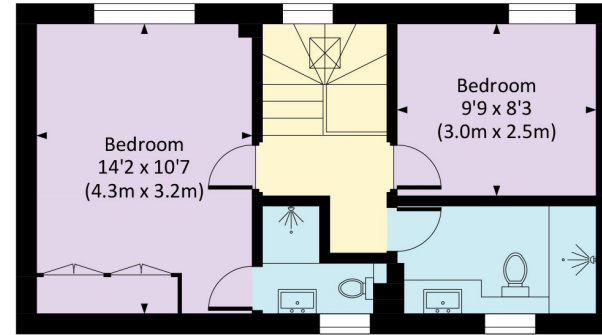


# CONDRAY PLACE, SW11

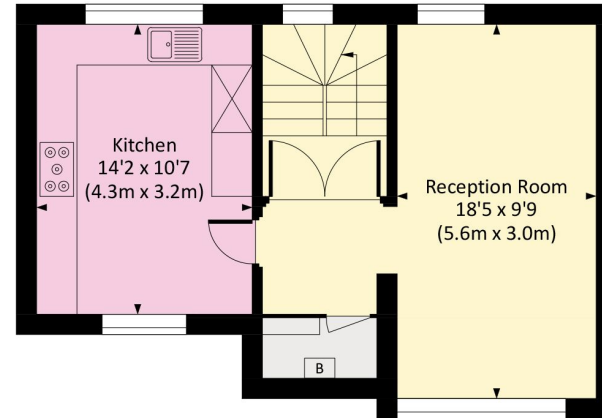
Approx. gross internal area  
1480 Sq Ft. / 137.6 Sq M.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

**Knight Frank**

**Battersea & Riverside Sales**

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**We would be delighted to tell you more**

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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 June 2023. Photographs and videos dated June 2023.

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