



Kingsway Square,
Battersea Park Road **SW11**

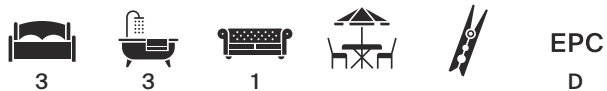




Kingsway Square, Battersea Park Road **SW11**

Set over two stories and approximately over 1,550 square feet of living space is this impressive three bedroom apartment. Located in a beautiful university conversion moments from Battersea Park, this property offers the incoming purchaser the opportunity to secure a turn-key ready home in an excellent location.

*Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



Guide price: £1,250,000

Tenure: Leasehold: approximately 107 years remaining

Service charge: £10,553.14 per annum

Ground rent: £671.30 per annum

Local authority: London Borough of Wandsworth

Council tax band: G



The accommodation on the third floor consists of two double bedrooms, which both feature en suite shower rooms. Beautiful wooden flooring and high ceilings are some of the striking features on display. Downstairs there is a further double bedroom and family bathroom. The reception room gets bathed in the morning sun via the large windows and the double height ceilings give the impression of vast space. The kitchen is well equipped with integrated appliances as well as plenty of built in storage. The development benefits from 24 hour concierge as well as the use of a huge communal roof terrace offering panoramic views of London.





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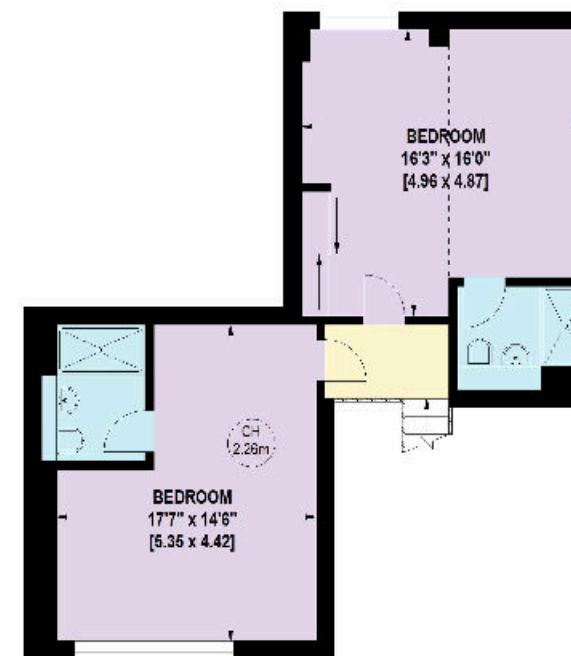
Kingsway Square is ideally located on Battersea Park Road and is within very easy reach of the Park. The Newly opened shops, restaurants and cinemas of Battersea Power Station are only 0.9 miles away. The closest transport links are Queenstown Road overground, which serves Vauxhall and London Waterloo. 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.



SECOND FLOOR

Approximate Gross Internal Floor Area 144.18 sq m / 1552 sq ft

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.



THIRD FLOOR

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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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