



Warriner Gardens, Battersea, London SW11

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# Warriner Gardens, Battersea, London SW11

An exceptional terraced house located moments from Battersea Park.

This beautiful family home offers circa 2,269 sq ft of contemporary living space. Accommodation comprises of five bedrooms, four bathrooms, two open-plan reception rooms and a modern kitchen. In addition to this, the property also includes two forms of outside space with a well-maintained patio and southwest facing roof terrace.

The property offers the best of both worlds with a traditional exterior combined with a contemporary interior.

Newton Prep School and Thomas's School are all conveniently located within close proximity to the house.



**Guide price:** £2,450,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G

## Location

Warriner Gardens is one of the most sought-after roads in Battersea.

Positioned conveniently close to the green spaces of Battersea Park, it is well located being just a short walk to the Kings Road and with the 170 bus stop that will take you to Clapham Junction or connect you to Victoria Station for the District and Victoria Line as well as being 0.5 miles from Battersea Park and 0.6 miles from Queenstown Road over ground stations. All times and distances are approximate.







## WARRINER GARDENS

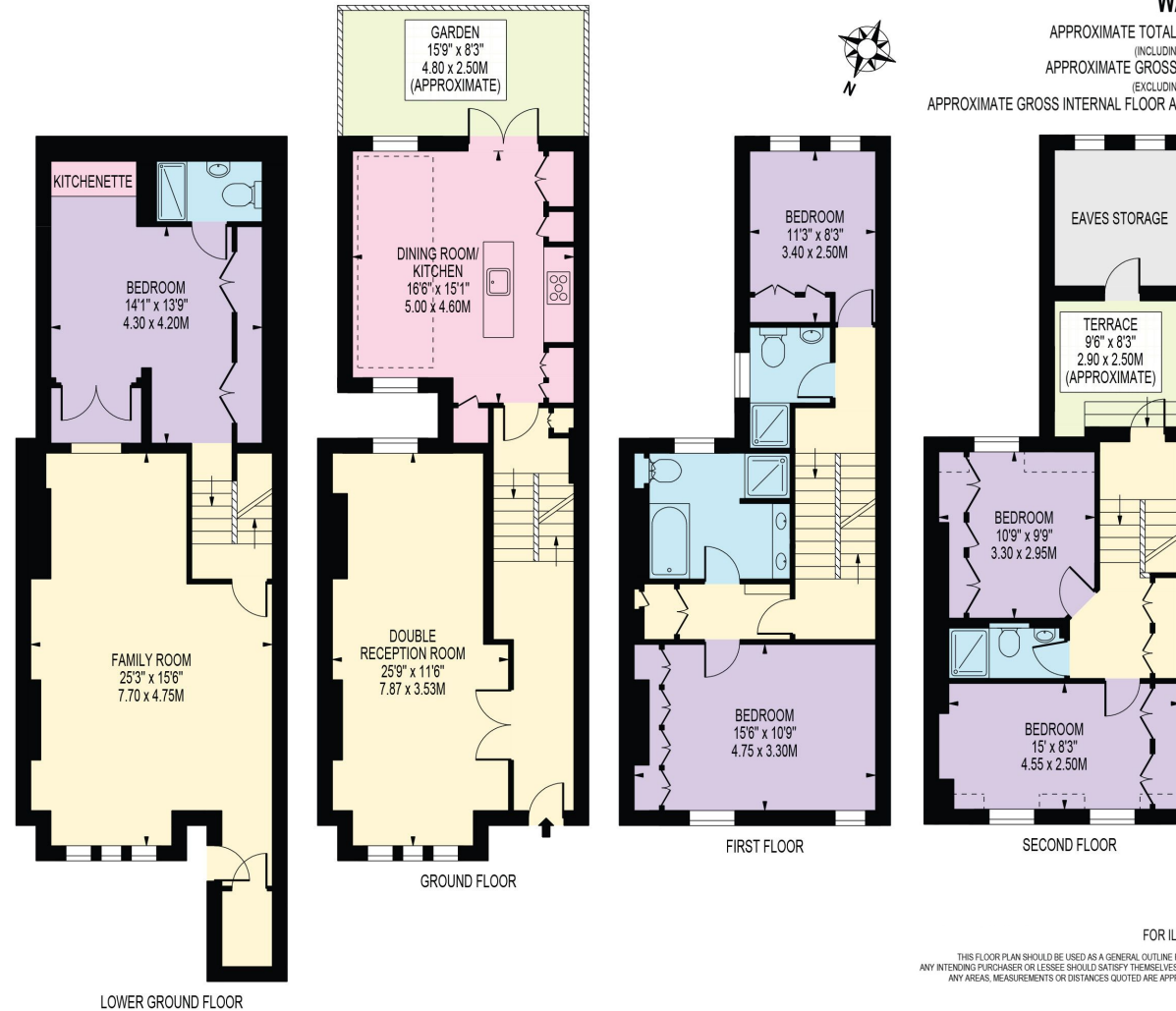
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2269 SQ FT - 210.82 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2173 SQ FT - 201.92 SQ M

(EXCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 96 SQ FT - 8.90 SQ M



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Particulars dated April 2023. Photographs and videos dated April 2023.

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