



Sisters Avenue, Battersea **SW11**

Seven Sisters, Battersea SW11

A gorgeous, raised ground floor one bedroom apartment with high ceilings, located close to Clapham Junction station and the green spaces of Clapham Common.

This bright and airy property is arranged over the raised ground floor of a handsome period conversion in Battersea.

The flat which has beautifully high ceilings throughout, comprises a spacious open-plan kitchen living room, a double bedroom with built in storage, and a modern bathroom. There is additional storage in the hallway.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by an employee of Knight Frank.



Guide price: £525,000

Tenure: Share of freehold plus leasehold, approximately 981 years remaining

Service charge: £615.20 per annum, reviewed every year, next review due October 2024

Local authority: London Borough of Wandsworth

Council tax band: D





Sisters Avenue is a leafy residential street located close to the green spaces of Clapham Common. The property is conveniently situated just 0.7 miles from the rail connections at Clapham Junction station.



Sisters Avenue, SW11

Approximate Gross Internal Floor Area
50.30 sq m / 541 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.



Raised Ground Floor
541 ft²

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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 2024. Photographs and videos dated June 2024.
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