



SEARLE HOUSE

London, SW11



STRIKING DUPLEX APARTMENT

A striking duplex apartment with off-street parking located moments from Battersea Park.



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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Leasehold, approximately 105 years remaining

Ground rent: £671.20 per annum, next review due 2026

Service charge: £6,427.20 per annum, next review due 2026

Guide price: £1,000,000



BEAUTIFUL RESIDENTIAL BUILDING WITH A CONCIERGE

This superb duplex apartment, spanning approximately 1307 sq ft, is located on the third and fourth floors of a handsome red brick school conversion close to Battersea Park with lift access. The open plan kitchen/reception room boasts 5 meter high ceilings, a modern kitchen with integrated appliances, and dual aspect sash windows which flood the room with natural light. There are two double bedrooms, one of which has an ensuite shower room, a large study on a mezzanine level overlooking to reception room, a family bathroom, and a guest loo. Additional benefits include built in storage in the hallway and an allocated off-street parking space.

Kingsway Square is a beautiful residential building with a concierge, lift access and a communal roof terrace, ideally located just moments from the green spaces of Battersea Park.

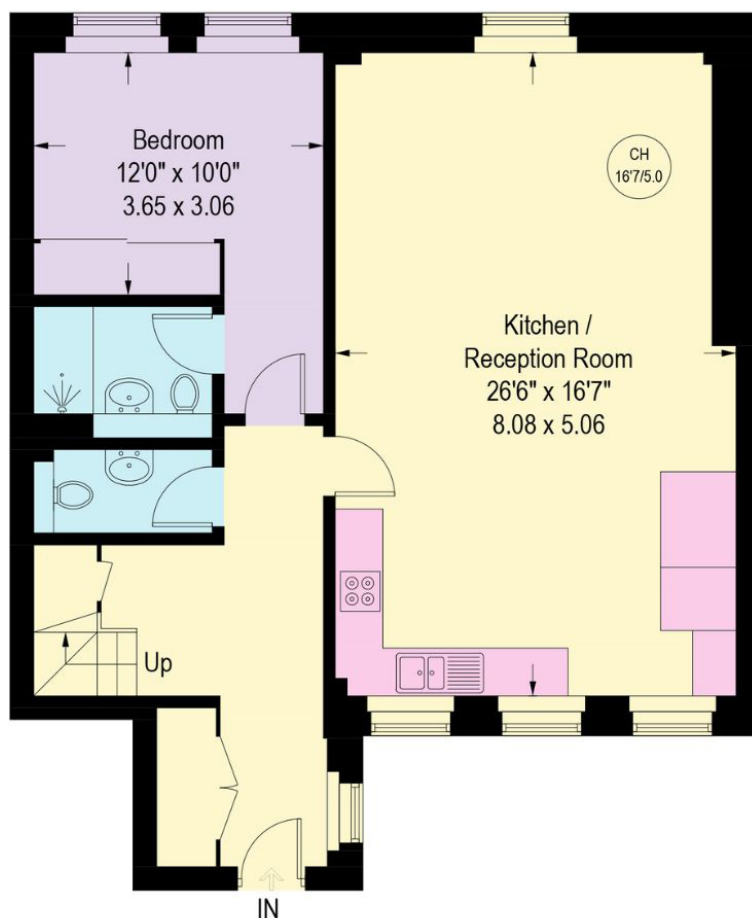




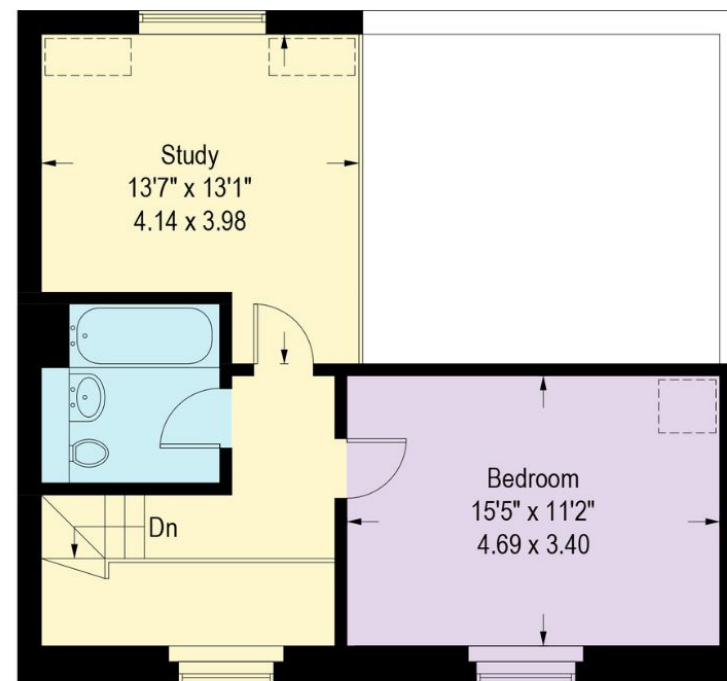




= Reduced headroom below 1.5m / 5'0



Second Floor



Third Floor

Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Sarah Gerrett
0203 866 2924
sarah.gerrett@knightfrank.com

Knight Frank Battersea
346 Queenstown Road
London SW11 8BY

knightfrank.co.uk

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