



PRINCE OF WALES DRIVE

London SW11



# TWO BEDROOM FLAT WITH BALCONY

A bright two-bedroom top floor flat with a balcony and potential to extend (stpp), located just moments from the green spaces of Battersea Park.



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Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Share of Freehold, approximately 101 years remaining

We have been unable to confirm the service charge, please ensure that you or your advisors make your own enquiries.

Guide price: £800,000



## JUST MOMENTS FROM BATTERSEA PARK

This bright top floor flat is arranged over the second floor of a red brick mid-terraced Victorian residence just moments from the entrance of Battersea Park. The property, which is in need of modernisation, comprises a living room with a feature fireplace and large sash windows, a separate kitchen, two spacious double bedrooms with plenty of built-in storage and a neutral bathroom. Additional features include a south-facing balcony, and a large loft which has the potential to be converted, subject to planning permission and co-freeholder's consent.

### Please Note:

- The images contain Computer Generated furnishings that are shown for illustrative purposes only and are not to be relied upon.
- We have been unable to confirm the amount or date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries.









Approximate Gross Internal Area = 123.5 sq m / 1,329 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.

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