



Battersea Park Road, Nine Elms, London, SW8

Guide Price: £650,000

Leasehold

Battersea Park Road, Nine Elms, London, SW8

Set on the top floor of a characterful Victorian building above the Mason's Arms, the flat is flooded with natural light and offers a modern, loft-style aesthetic. The flexible layout includes a spacious open-plan kitchen and living area with solid wood flooring, leading directly onto the sun-drenched garden terrace. Currently arranged as a one-bedroom home, there's flexibility to use the additional room as a second bedroom or extra living space. A stylish spiral staircase leads to a mezzanine-style upper level with a skylit bedroom fitted with Velux windows, adding to the property's contemporary charm.

The property provides fast and easy connections to both Waterloo and Victoria. It also benefits from close proximity to the vibrant Battersea Power Station development, the newly extended Northern Line, and a wide choice of bus routes into the City and West End.

On-street parking with residents' permit.

Council Tax Band: C

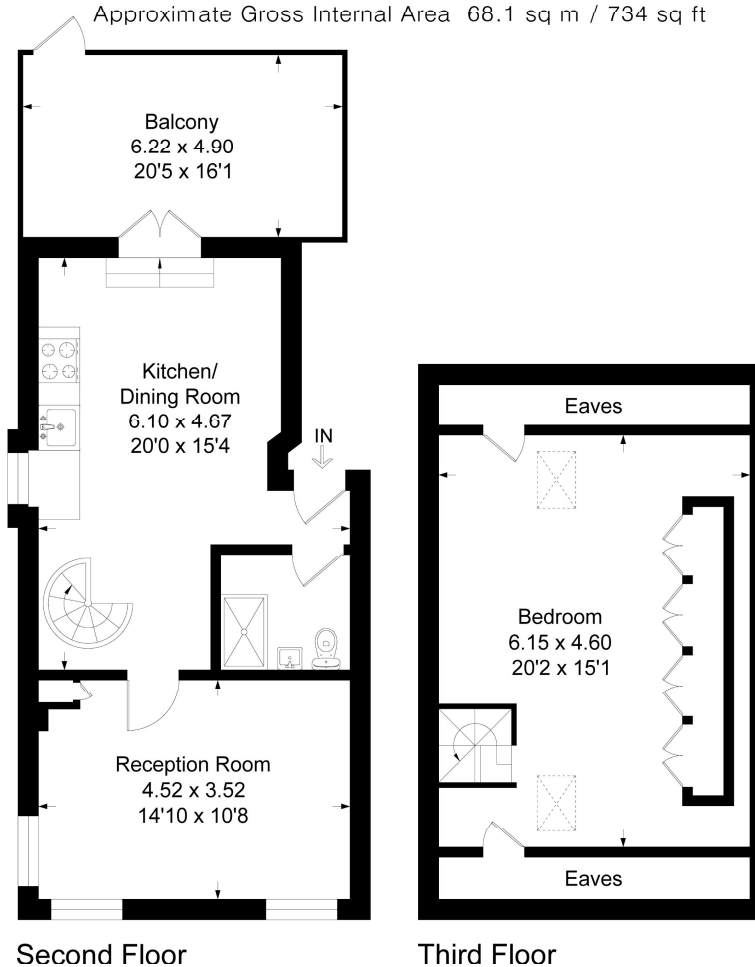
Service Charge (per annum): £109.00

Ground rent (per annum): £200.00

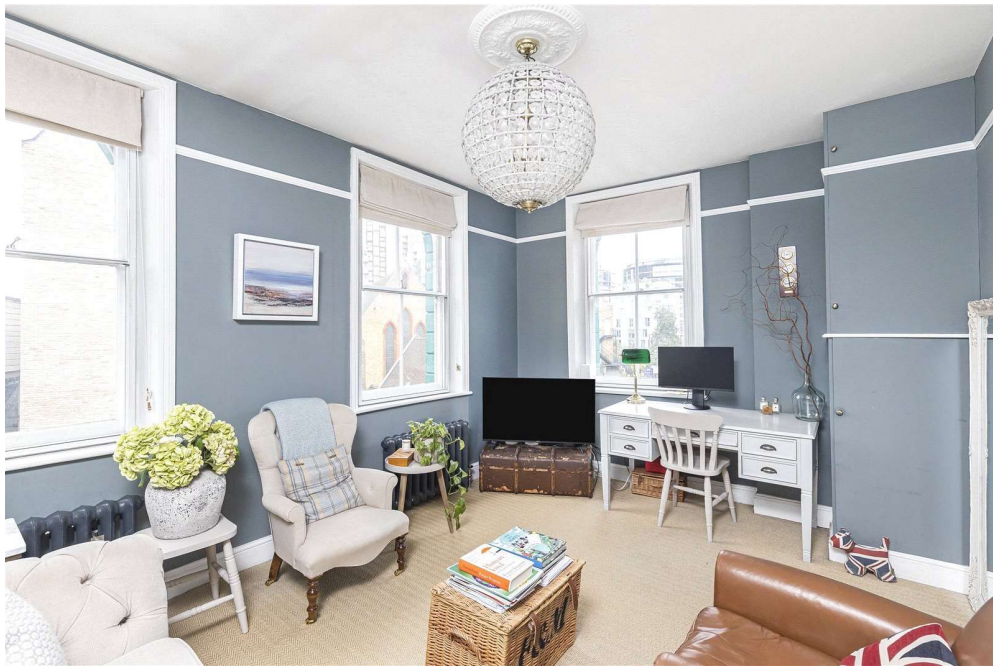
- Leasehold
- Spacious split-level apartment with loft-style design
- 20-foot private south-facing terrace
- Situated on the top floor
- Bright open-plan living/kitchen area
- Flexible two bedroom layout

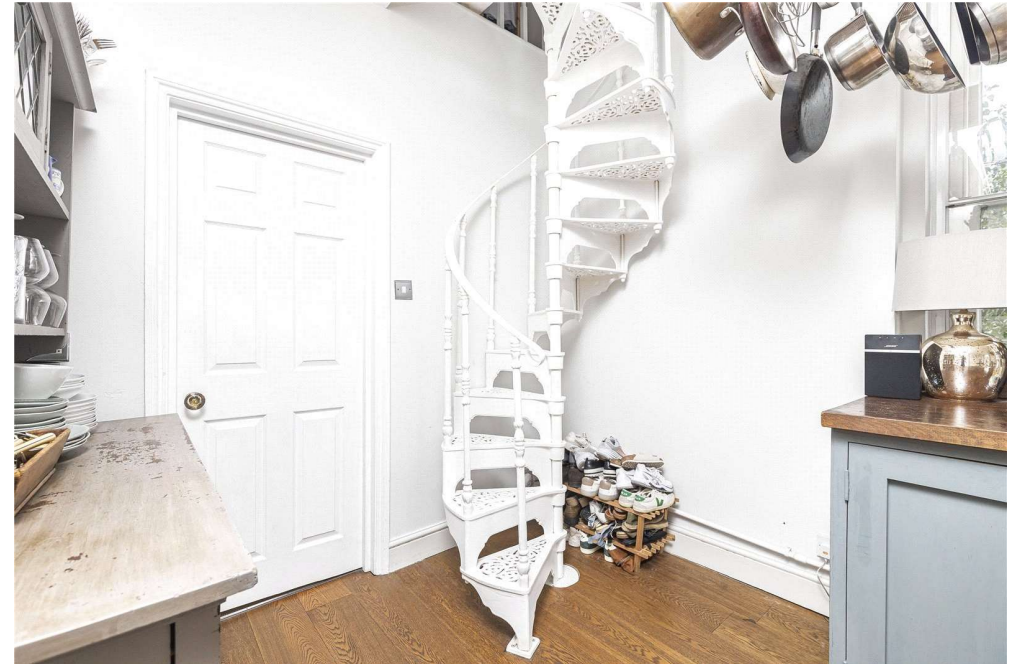
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Approximate Gross Internal Area 68.1 sq m / 734 sq ft



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Disclaimer

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