



CHATFIELD ROAD, SW11  
OIEO £550,000 LEASEHOLD

## A MODERN ONE BEDROOM APARTMENT IN BATTERSEA.

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## DESCRIPTION:

A stunning and contemporary one-bedroom apartment situated in a highly sought-after location. Featuring a sleek modern design with premium finishes throughout, this property offers a spacious open-plan kitchen and living area, ideal for entertaining. The space seamlessly extends out to a private roof terrace. The well-appointed bedroom includes plush carpeting and a large window, while the stylish bathroom is equipped with high-quality fixtures and fittings.

The property is located in the lively area of Battersea within the London Borough of Wandsworth. The area offers excellent transport links, with Clapham Junction station (0.5 miles) nearby, providing easy access to central London and beyond. Additionally, the property is just 1.7 miles away from Clippers Pier, offering convenient access to the city. Thames Clipper stop Plantation Wharf Pier is close by (0.2 miles) providing easy access to Blackfriars in approximately 40 minutes. For further ease of transport, there is a bus stop right outside the property with direct connections to Chelsea, Clapham Junction, and other destinations. Cycling enthusiasts will also appreciate the large Boris bike station situated just outside.

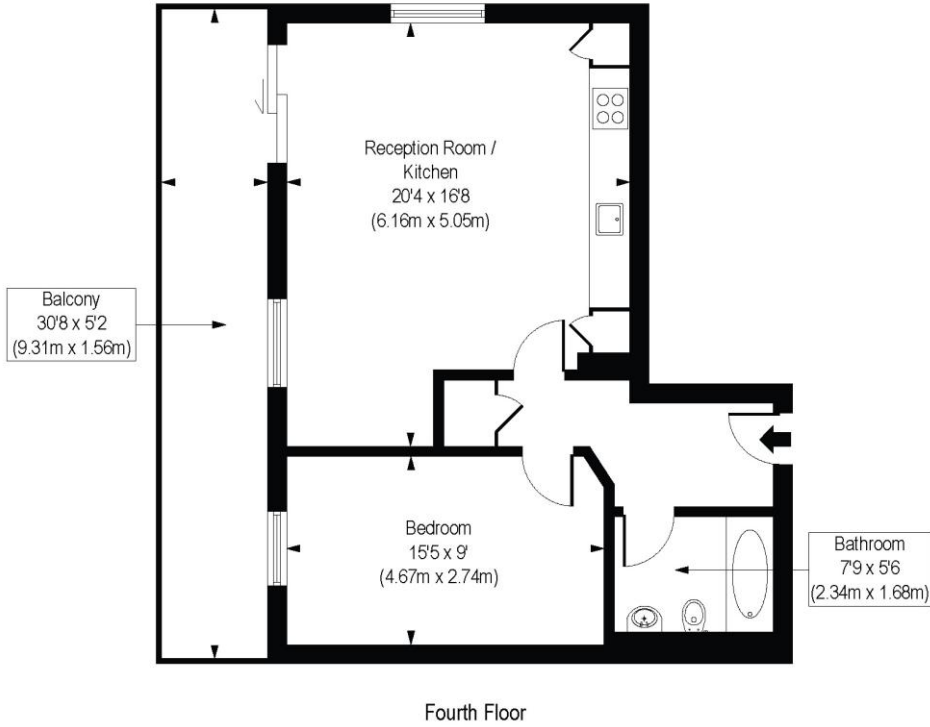
The neighbourhood is known for its vibrant mix of local shops, cafes, and green spaces, including Battersea Park. Families benefit from good local schools and healthcare facilities, while the area's growing popularity attracts young professionals and families alike. Battersea's ongoing regeneration continues to enhance its appeal as a desirable place to live.

Wandsworth Council Tax Band: E



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Approx. Gross Internal Floor Area 567 sq. ft / 52.68 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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