

**FOR SALE**



**Battersea Rise, Battersea, SW11**

**GUIDE £450,000 Share of Freehold**

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**samuel estates**  
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# Property Description

Samuel Estates is pleased to market this stunning one bedroom flat on Battersea Rise - an ideal property for a first-time buyer. The property is being sold chain free.

This raised ground floor flat comprises of a bright open plan kitchen/living area that boasts high ceilings and plenty of natural light, a modern bathroom and spacious bedroom. Additional features include built-in wardrobes to the bedroom, access to a loft for storage and a very long lease.

Battersea Rise is ideally located to access all that Battersea can offer including Northcote Road, Clapham Junction Station and Clapham and Wandsworth Commons. Stepping out of your door there are a number of bus routes to take you all over London, Clapham Junction is in close proximity with access to Victoria, Waterloo, and Gatwick and the wide green expanse of Clapham Common is moments away.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	76	78
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

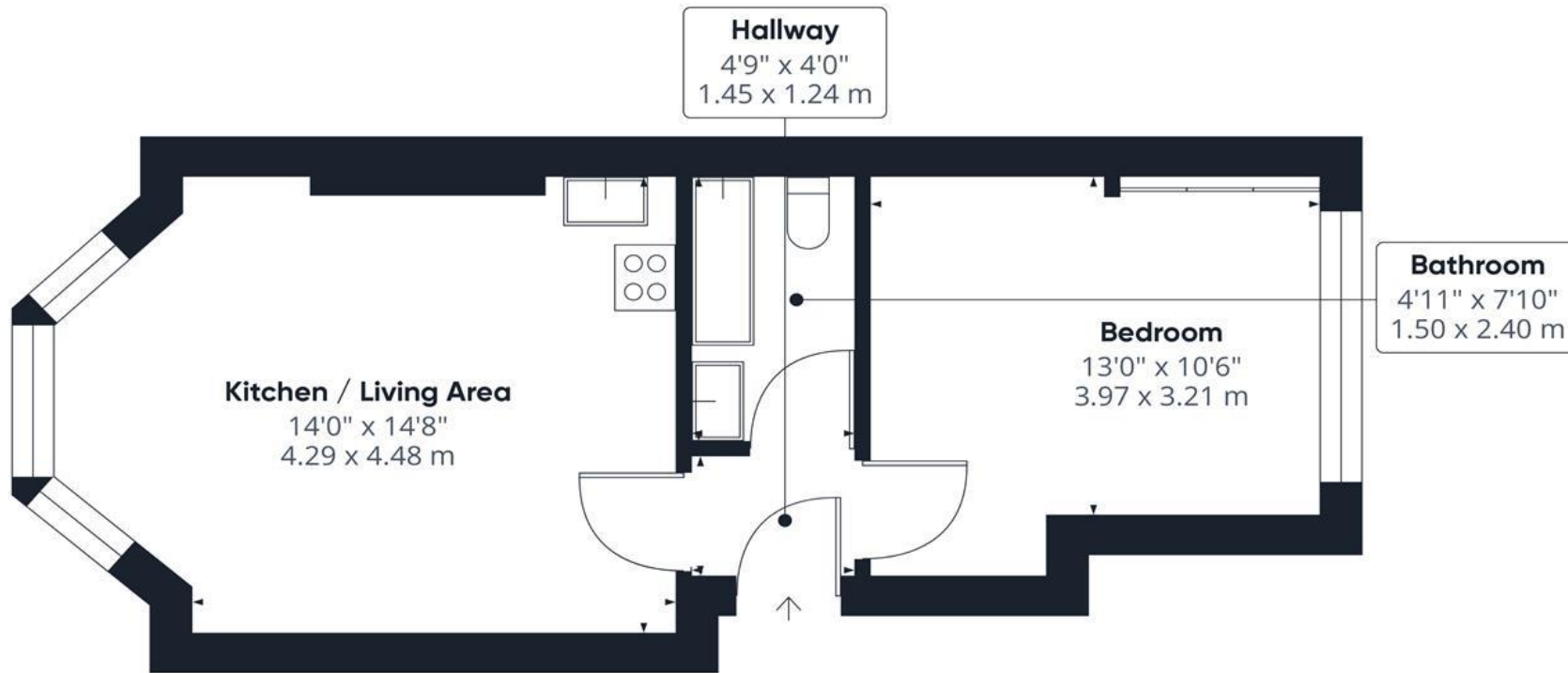
## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.









Approximate total area<sup>m</sup>

444.51 ft<sup>2</sup>  
41.3 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Material Information

**Tenure** – Share of Freehold

**Service Charge** – £900

**Council Tax Band** – C

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas Central Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



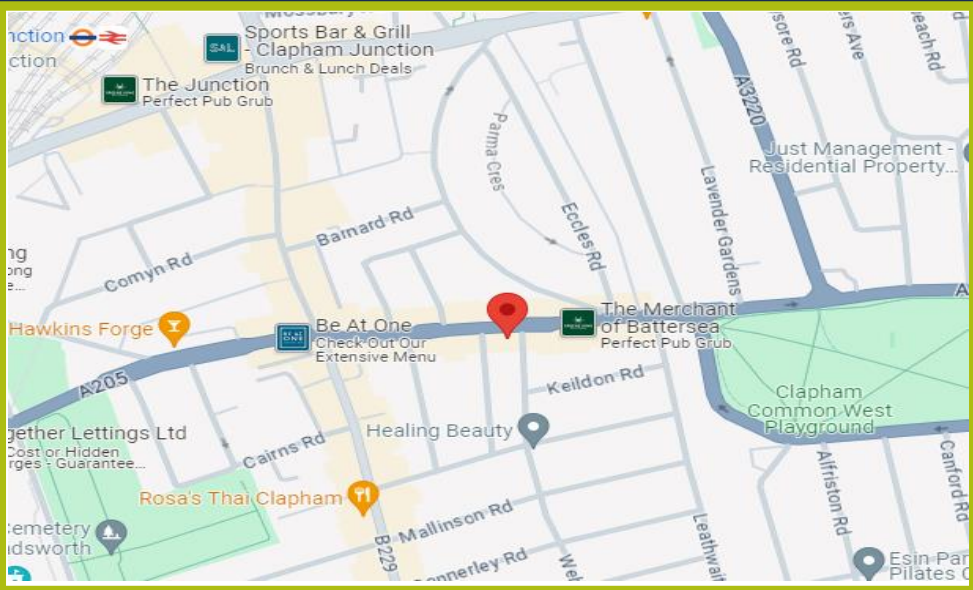
**Mobile Signal**  
Good coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: Medium



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

