



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
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PATMORE ESTATE BATTERSEA



SOLD

REF: 2769804

1 Bed, Purpose Built Apartment, Private Balcony, Permit Parking

Private balcony - 3rd floor - Large storage area in the hallway - Beautifully finished throughout - No Chain - 12 minutes to Battersea Park

A beautifully decorated apartment with a private balcony. Only a 6 minute walk to the new Battersea tube (Northern line) due to open in soon. The property offers a spacious open-plan reception with a large window allowing in lots of natural light. The kitchen has a high-end finish with beautiful tiling and modern amenities such as an induction hob. Its fitted table makes really sociable area for dining and entertaining. There is a private balcony which overlooks the communal green and provid... [continued below](#)

Train/Tube - Queenstown Road, Battersea Park, Stockwell, Vauxhall, Battersea Power Station

Local Authority/Council Tax - Wandsworth

Tenure - Leasehold

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Kitchen



Balcony



Reception



Kitchen



Bedroom 1



Bedroom 1



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Shower room



Exterior



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ludlowthompson **Morgan House, SW8** GROSS INTERNAL AREA
CAPTURE DATE: 18/05/2021 LATEST SURVEY DATE: 1/28/2018 **44.44 sqm / 478.35 sqft**



— Third floor

GROSS INTERNAL AREA (GIA) Per the RICS Code of Measurement Practice 44.44 sqm / 478.35 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Excludes outbuildings, unenclosed porches 42.26 sqm / 454.85 sqft	STRUCTURAL FOOTPRINT Excludes chimney, roof overhang 3.85 sqm / 41.64 sqft	FLOOR AREA Excludes roof overhang 0.00 sqm / 0.00 sqft
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Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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A beautifully decorated apartment with a private balcony. Only a 6 minute walk to the new Battersea tube (Northern line) due to open in soon.

The property offers a spacious open-plan reception with a large window allowing in lots of natural light. The kitchen has a high-end finish with beautiful tiling and modern amenities such as an induction hob. Its fitted table makes really sociable area for dining and entertaining.

There is a private balcony which overlooks the communal green and provides a perfect spot for creating a potted garden. The bedroom is spacious and, like the rest of the property, is tastefully decorated. The shower room has been beautifully finished with ornate floor tiling and modern appliances.

It also benefits from engineered wood throughout and a Nest heating thermometer.

As well as being very close to the new Nine Elms Station, the apartment is a short distance from the amenities of Nine Elms including a large Waitrose. It is also only a 12 minute walk from the beautiful green spaces of Battersea Park.

Here is what the current owner has to say about living here:

‘There is so much light in the flat and evenings on the balcony are particularly lovely, there is a massive tree in the communal green space that changes throughout the year.

The area has so much to offer; to one side is the new Battersea Power Station where there are great places to sit by the river and have a coffee with new modern restaurants and cinema.

The estate is run by a local Cooperative, with residents making up the membership of the committee which I have been a member of since I moved in. It's given me a chance to have a say in how things here are run, and it's great that the residents get to vote and give their input into decisions and key things that happen in our community. And it's also meant I have been able to get involved in local community fundraising and events that support people in the area. ‘

Tenure Details

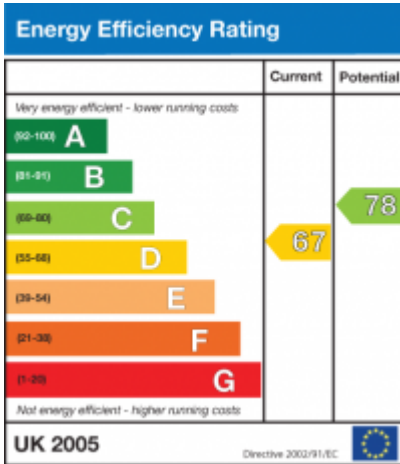
Tenure - Leasehold

Lease Length - 108 years

Service Charges - £817 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2769804

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.