



INGELOW ROAD, BATTERSEA, SW8

Carter Jonas

INGELOW ROAD, BATTERSEA, SW8

An attractive, two-bedroom, ground floor garden maisonette, in the sought-after Park Town Conservation Area/Diamond Grid, in the heart of Battersea and within easy reach of Battersea Park, Clapham Junction and Clapham Old Town and Common.

With its own front door, the purpose-built property is laid out with a well-proportioned sitting room to the front, with traditional cornicing, sash windows, a feature fireplace, and original wooden floorboards.

The two double bedrooms both have built in wardrobes and are served by a bright and spacious bathroom, tastefully decorated with metro tiles. At the heart of the flat, a bright eat-in-kitchen, with plenty of storage and prep space, gives access directly on to the patio garden. There is a useful walk-in storage cupboard in the hallway, ideal for coats, shoes, and storage.

The current owner holds the freehold of the whole building, and therefore the flat will be sold with the whole freehold, or as a share of freehold. The property is chain free.

AMENITIES

- Two double bedrooms
- Reception room
- Family Bathroom
- Ground floor maisonette
- Period features
- Private garden
- Own front door
- Chain-Free

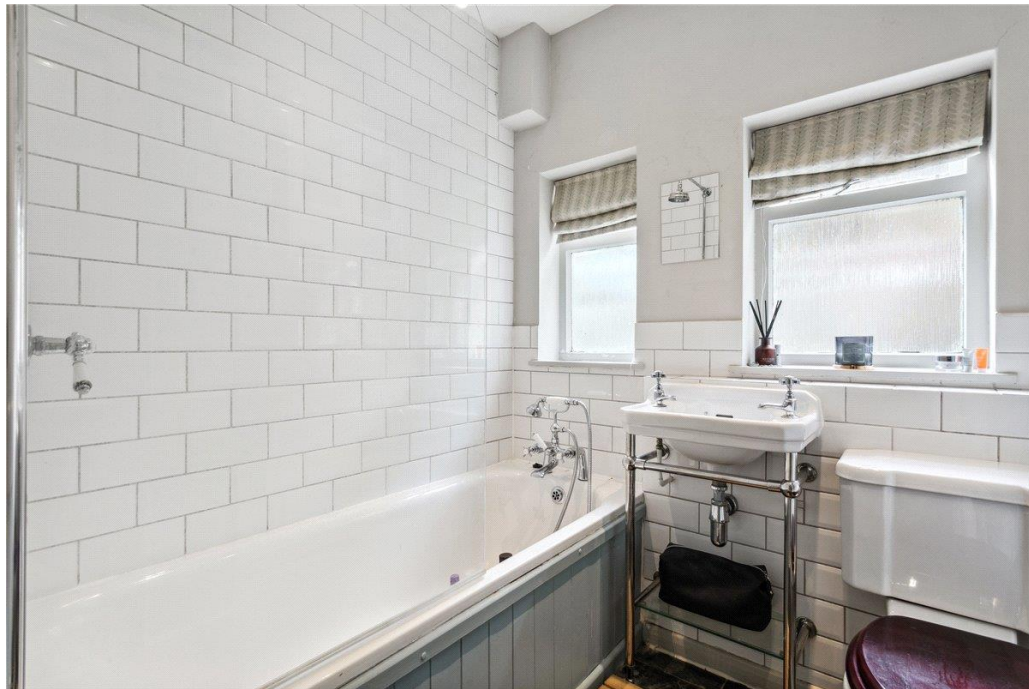
TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D




Classification E2 - Business Data

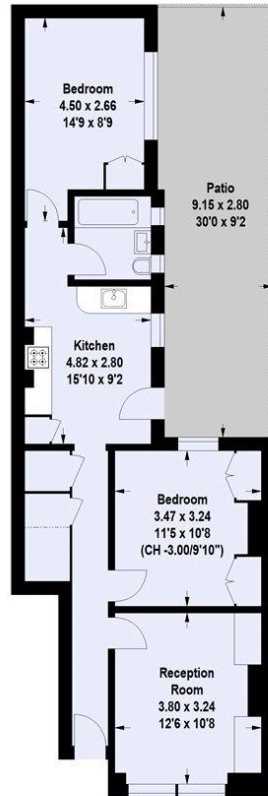


Classification L2 - Business Data

Ingelow Road, SW8

Approximate Floor Area = 59.37 sq m / 639 sq ft

 = Reduced head height below 1.5m



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.

Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	