St. Josephs Street, London
SW8

GARTON JONES.COM

St. Josephs Street, London , SW8

GARTON JONES.COM

9 Albert Embankment
London
SE1 7SP

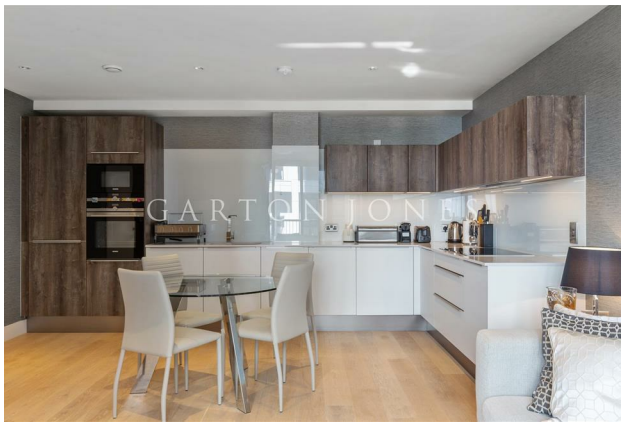
Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

£1,000,000 Leasehold

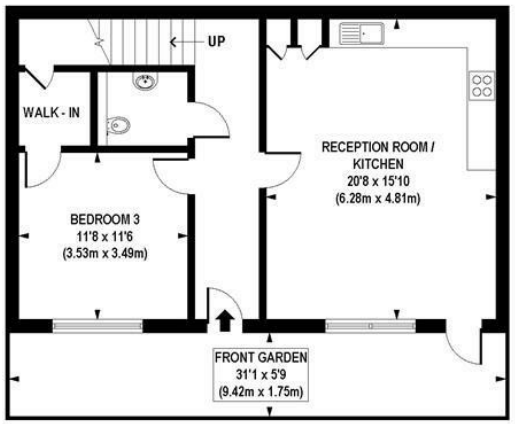
An immaculately presented, 3-bedroom duplex apartment of 1,228sq.ft (114sq.m) available in Battersea Exchange. Set over the ground and first floor, the property is very well proportioned throughout, offering 3 very good-sized bedrooms all with built in storage or walk-in wardrobes, 2 bathrooms and a further guest w/c, a spacious, open plan reception and kitchen leading onto a large terrace. Battersea Exchange is a fantastic new build development completed by Taylor Wimpey and is very well positioned between both Battersea Park and Queenstown Road mainline stations and benefits from being very close to the new shops, restaurants and bars at Battersea Power Station and the Northern Line underground extension providing fantastic access into Central London. The green open spaces of Battersea Park are also less than a 5-minute walk away from Battersea Exchange.

Leasehold: 250 Years less 3 days commencing on 31 March 2015
Service Charge: Approx. £6,000 per annum
Ground Rent: £750 per annum

- 1,228sq.ft (114sq.m)
- 3 Double Bedrooms
- Duplex Apartment
- Open Plan Reception & Smart Integrated Kitchen
- Good Storage
- Immaculately Presented
- Porter
- Residents Gym
- Moments from Battersea Power Station
- Wandsworth Council Tax Band F



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 1228 sq. ft / 114.04 sq. m

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.

CPCREATIVE
PROPERTY MARKETING

GARTON JONES

GARTON JONES

GARTON JONES

GARTON JONES