A STUNNING AND COMPLETELY BESPOKE MAISONETTE

MANDEVILLE COURTYARD

WARRINER GARDENS, BATTERSEA SW11

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A stunning and completely bespoke maisonette in this warehouse style sought after building.

This is a beautifully refurbished, two double bedroom 1, 152 sq. ft. raised ground and lower ground floor flat with the benefit of its own private entrance, in this sought after warehouse style development. Approached from either Warriner Gardens or Battersea Park Road, it is rare to find a stunning, unique property of this size so close to the wide open spaces of Battersea Park.

The flat has a bespoke kitchen, oak herringbone flooring, designer fittings to the beautifully fitted bathroom and excellent storage space.

Mandeville Courtyard is located on Battersea Park Road and also has rear access from Warriner Gardens offering residents privacy and safety with an onsite porter. Public transport links are excellent, with Battersea Park and Queenstown Road stations giving direct links into Clapham Junction, Victoria and Waterloo.

MANDEVILLE COURTYARD, WARRINER GARDENS SW11

Approximate Gross Internal Area

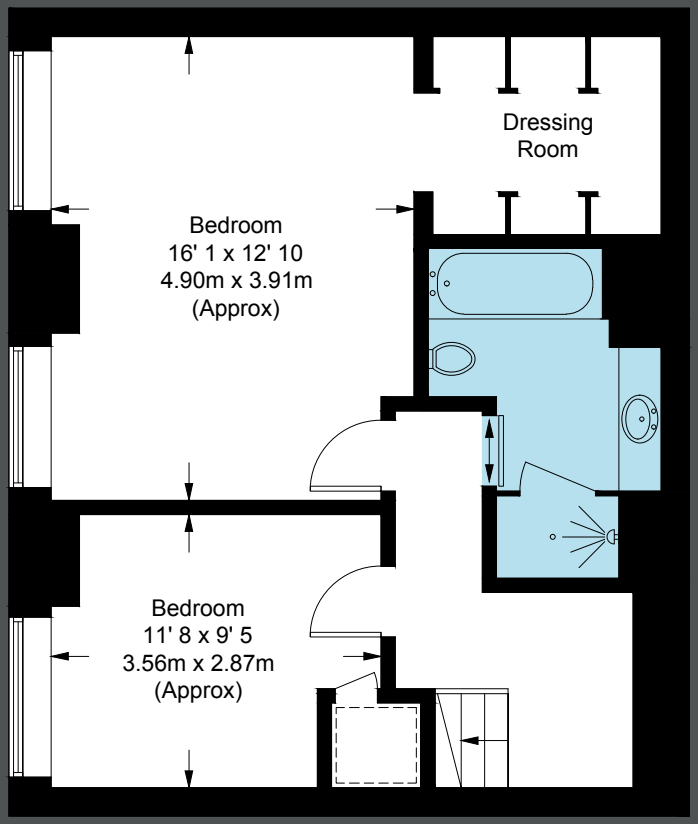
1,146 sq ft / 106.5 sq m

(Excluding Reduced Headroom)

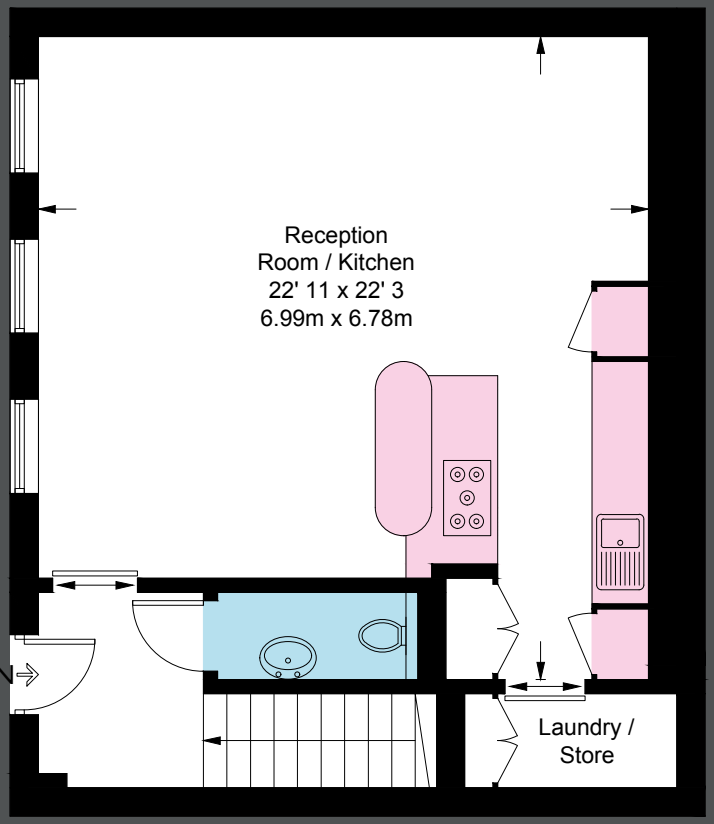
Reduced Headroom = 7 sq ft / 0.7 sq m

Total = 1,153 sq ft / 107.2 sq m

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Upper Ground Floor

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Tenure: Share of Freehold

Service Charge: 25.12.25 – 24.12.26 £5,490.96, plus reserve fund contribution of £3,600

Council Tax Band: E

Local Authority: London Borough of Wandsworth

Asking Price: £995,000

NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.

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020 7244 4444

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