



OBERSTEIN ROAD, UK, SW11  
OIEO £475,000 LEASEHOLD

## A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT.

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## **DESCRIPTION:**

This beautifully presented two-bedroom apartment, situated on the first floor of a Victorian house, is ideally located on a peaceful residential street just moments from Clapham Junction. The light and airy period property boasts high ceilings, two spacious double bedrooms, a separate fitted kitchen, and a comfortable living room.

Battersea thrives with young professionals, attracted by its close proximity to central London, a lively café and restaurant culture, and excellent shopping amenities. Whether exploring the stalls at Northcote Road Market or unwinding in the local green spaces, life in Battersea flows with an upbeat and vibrant energy. Clapham Junction is a short walk away (0.4 miles) with fantastic transport links

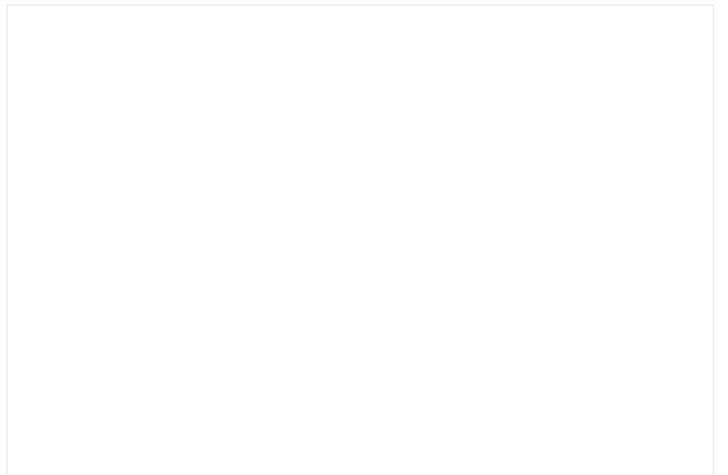
Wandsworth Council Tax Band: C

Tenure: Leasehold

Original length of lease: 99 years from 23 April 2015

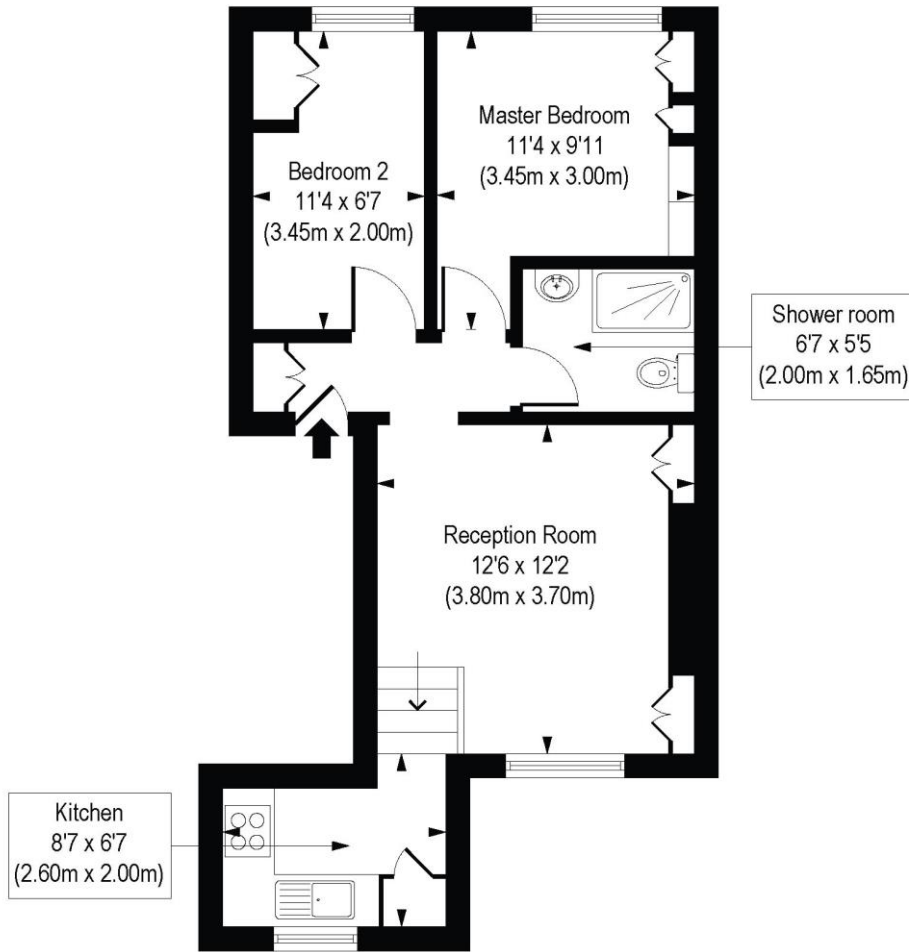
Building insurance £475.12 & service charge £650 (2023-2024)

Ground Rent: £100.00



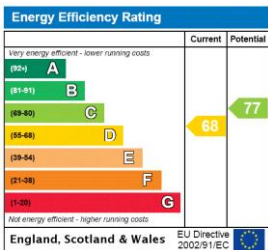
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Approx. Gross Internal Floor Area 449 sq. ft / 41.75 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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