



ROWENA CRESCENT, SW11
£560,000 SHARE OF FREEHOLD

A FIRST AND SECOND FLOOR SPLIT LEVEL FLAT WITH TWO DOUBLE BEDROOMS

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DESCRIPTION:

A bright top-floor two-bedroom flat on Rowena Crescent, Battersea. This property features two double bedrooms, with stairs leading to a landing that opens into a spacious reception room with a large bay window and fireplace. The fitted kitchen includes a range of base and eye-level units, and there is a bright bathroom. The flat is offered for sale with a share of the freehold and no onward chain.

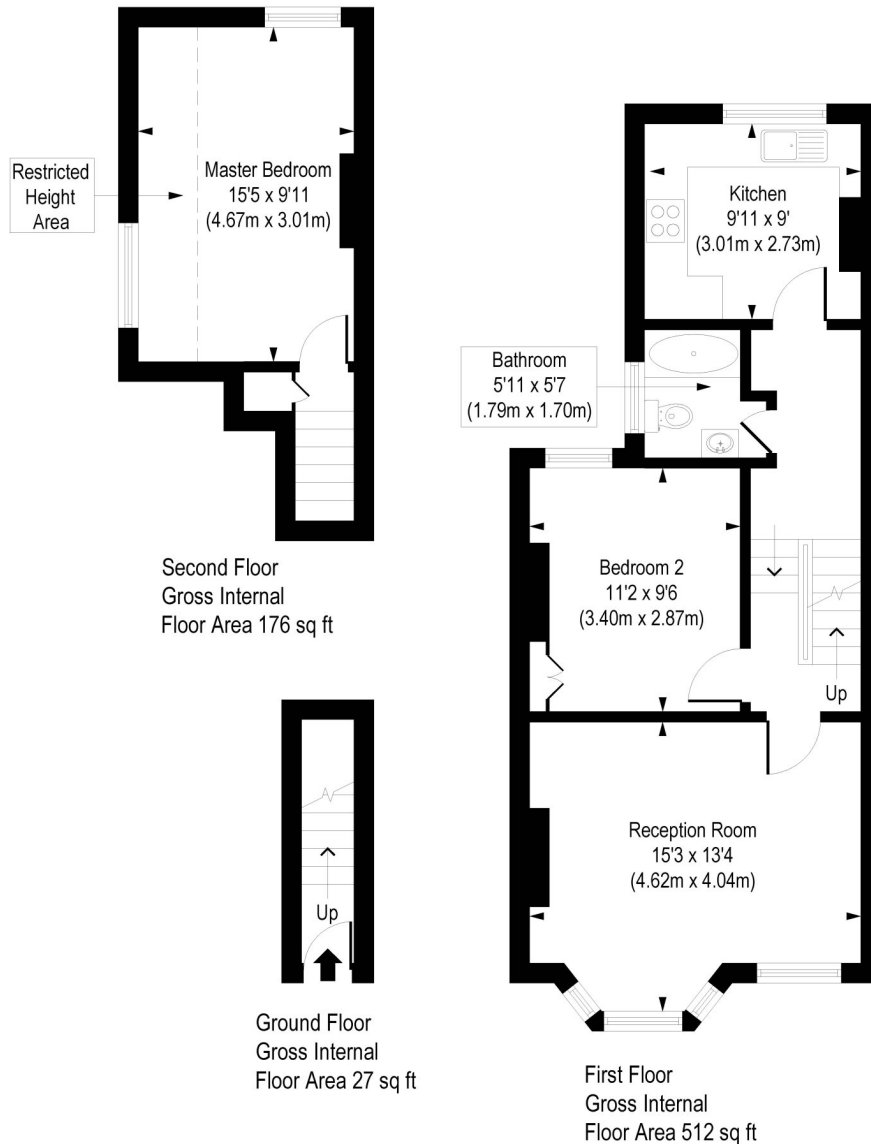
Rowena Crescent is ideally situated between Battersea Park and Clapham Junction. Battersea Park is a beautiful 200-acre Victorian park, offering a lake, ecological areas, and recreational facilities such as tennis courts, playgrounds, and cafés. The property is close to a variety of shops and restaurants and benefits from excellent schools and superb transport links. Clapham Junction, approximately 0.6 miles away, provides connections to London Victoria, London Waterloo, and Vauxhall.





Rowena Crescent, SW11

Approx. Gross Internal Floor Area 715 sq. ft / 66.41 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 673 sq. ft / 62.54 sq. m (Excluding Restricted Height Area)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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