



Maison Chase

**BATTERSEA CHURCH ROAD, LONDON SW11**

**£875 PW**



**PROPERTY REFERENCE CODE: RL1333**

## **BATTERSEA CHURCH ROAD, LONDON SW11**

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Full of character and charm, with a sprawling back garden perfect for entertaining children and adults alike. This house has three bedrooms, including a top floor master retreat with en-suite. On the first floor, there are two further bedrooms and a family bathroom with ornate fireplace and freestanding tub. The ground floor has a separate living area with a working fireplace, perfect for cosy nights in. The country cottage style eat-in kitchen is filled with light and makes cooking a dream.


Well equipped with 2 fridges, 2 freezers, dishwasher, washing machine, dryer and WiFi enabled central heating.

If it is proximity to schools you are after, then this house is just 5 minutes walk from Thomas's Battersea, as well as some highly rated primary and secondary state sector schools. Excellent transport links with buses virtually on the doorstep.

Council Tax Band: F





| Energy Efficiency Rating                           |                            |  |
|--|----------------------------|--|
|  | Current                    | Potential  |
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92-100) <b>A</b>                                  |                            |  |
| (81-91) <b>B</b>                                   |                            |  |
| (69-80) <b>C</b>                                   |                            |  |
| (55-68) <b>D</b>                                   |                            | <b>62</b>  |
| (39-54) <b>E</b>                                   | <b>51</b>                  |  |
| (21-38) <b>F</b>                                   |                            |  |
| (1-20) <b>G</b>                                    |                            |  |
| <i>Not energy efficient - higher running costs</i> |                            |  |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

Battersea Church Road, SW11



Approx Gross Internal Area 1250 Sq Ft - 116.12 Sq M  
Approx. Floor Area Including Restricted Heights 1256 Sq Ft - 116.68 Sq M  
(Excluding Sheds)

For Illustration Purposes Only - Not To Scale  
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