



Mossbury Road, London SW11 2PA

welcome to
Mossbury Road, London

This charming ground floor Victorian flat offers well-balanced accommodation and a practical layout, ideal for first-time buyers, professionals, or investors alike. Situated centrally in Battersea, the property combines period character with functional modern living.

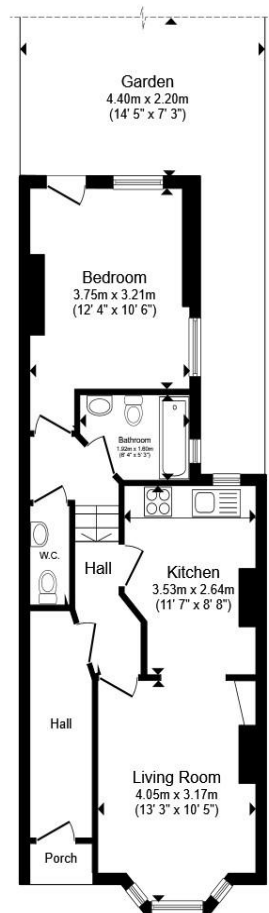
The flat features a generous reception room that flows seamlessly into a large kitchen, creating a sociable and versatile living space. The kitchen offers ample storage and worktop space, making it well suited for everyday use as well as entertaining. The double bedroom is comfortably sized, while the property also benefits from a main bathroom and an additional separate W/C, adding a level of convenience not often found in similar one-bedroom flats.

To the rear, the property enjoys access to a private patio terrace, providing a peaceful outdoor space perfect for relaxing or dining al fresco.

The location offers excellent transport connectivity, with Clapham Junction station approximately 0.1 miles away, providing direct services into London Victoria and London Waterloo in under 10 minutes, along with a wide range of national routes. Numerous local bus routes further enhance accessibility across London.

A wide range of amenities are within easy reach, including the vibrant shops, cafés, bars, and restaurants along St John's Hill and Northcote Road. The green open spaces of Clapham Common are also nearby, offering excellent leisure and recreational opportunities.





Floor Plan

Total floor area 51.4 m² (553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Ground Floor Victorian Flat
- One Double Bedroom
- Spacious Reception Room
- Bathroom and Separate W/C
- Private Patio Terrace

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



view this property online [barnardmarcus.co.uk/Property/BTS106947](https://www.barnardmarcus.co.uk/Property/BTS106947)



Property Ref:
BTS106947 - 0012

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Please note the marker reflects the
postcode not the actual property