



**VICARAGE CRESCENT, LONDON, SW11**  
£425,000

**Carter Jonas**

# VICARAGE CRESCENT, LONDON, SW11

Located within a secure gated development with beautifully maintained communal gardens, a resident porter, and an allocated off street parking space.

The flat extends to approximately 580 sq ft and is filled with natural light, benefiting from a dual aspect reception room and bedroom. From the sitting room there are lovely open views across the landscaped communal gardens, with a glimpse of the River Thames beyond. The apartment retains attractive period proportions and features, complemented by newly installed double glazed sash windows in the reception room and bedroom.

Winfield House is ideally positioned in the heart of Battersea Village, moments from the cobbled charm of Battersea Square, its cafés and restaurants, and just a short walk from the River Thames and Thames Path, offering picturesque walks and superb connectivity.

- Service charges – Approximately £4,632 pa (Made up of £4,390.98 for the flat and £241.46 for the parking space)
- Ground Rent – Peppercorn

## AMENITIES

- Spacious one bedroom apartment (approx. 580 sq ft)
- Second floor of a well regarded 1930s mansion block
- Secure gated development
- Resident porter
- Landscaped communal gardens
- Large, bright dual aspect reception room
- Views across communal gardens with a glimpse of the River Thames
- Separate eat in kitchen / dining room
- Generous double bedroom with built in wardrobes
- Newly installed double glazed sash windows in reception and bedroom
- Spacious entrance hallway with storage cupboard
- Allocated off street parking space
- Prime Battersea location close to Battersea Square, the Thames Path and local amenities

**TENURE** Leasehold – 954 approx. years remaining

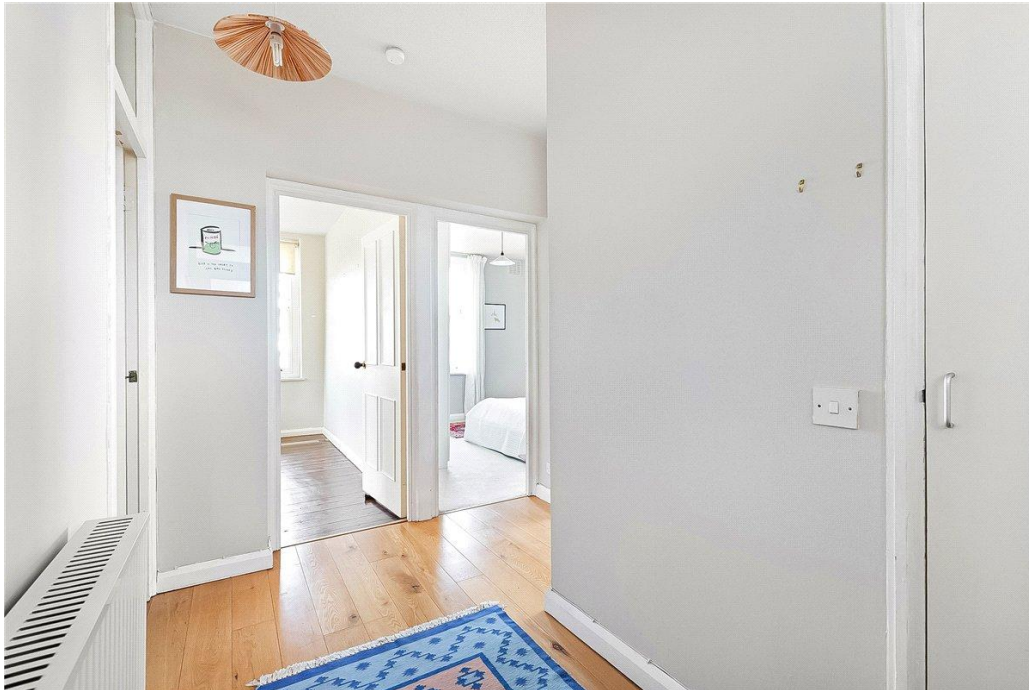
**LOCAL AUTHORITY** London Borough of Wandsworth (Council Tax Band D)

**EPC BAND** E

## A SUPERB AND SPACIOUS ONE BEDROOM APARTMENT SET ON THE SECOND FLOOR OF THIS ELEGANT 1930S PURPOSE BUILT MANSION BLOCK

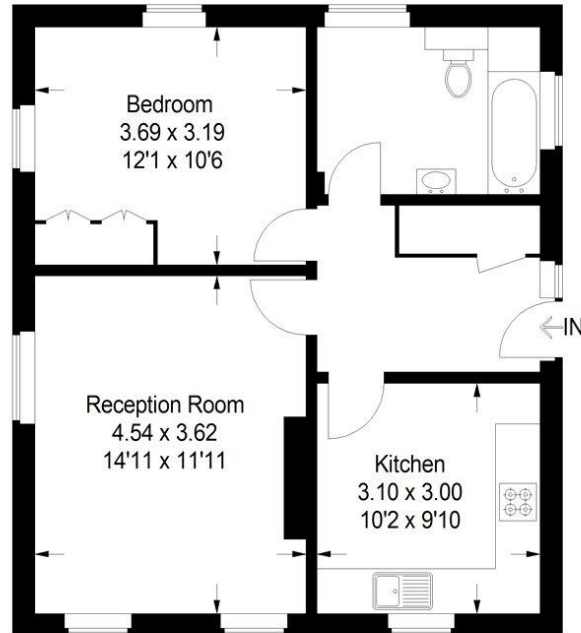






# Winfield House, SW11

Approximate Gross Internal Area  
53.9 sq m / 580 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1291166)

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