



Danvers Avenue, London SW11 1AG



welcome to

Danvers Avenue, London

Built in 2016, this stylish and contemporary two-bedroom ground floor maisonette on Danvers Avenue offers modern living in one of Battersea's most desirable residential pockets. With its own private entrance, high ceilings, and immaculate finish throughout, this home is perfect for those seeking a turnkey property with excellent outdoor space and superb transport connections.

The accommodation features a bright and spacious open-plan living area, a sleek modern kitchen, two generously sized bedrooms, and a well-appointed bathroom. The standout feature is the private rear terrace, offering an ideal space for outdoor dining, entertaining, or quiet relaxation.

Danvers Avenue is ideally located just 0.4 miles from Clapham Junction Station, with fast and frequent rail links to Victoria, Waterloo, and beyond-making commuting a breeze. The property is moments from the vibrant shops, cafés, and restaurants of Northcote Road, St John's Hill, and Battersea Rise.

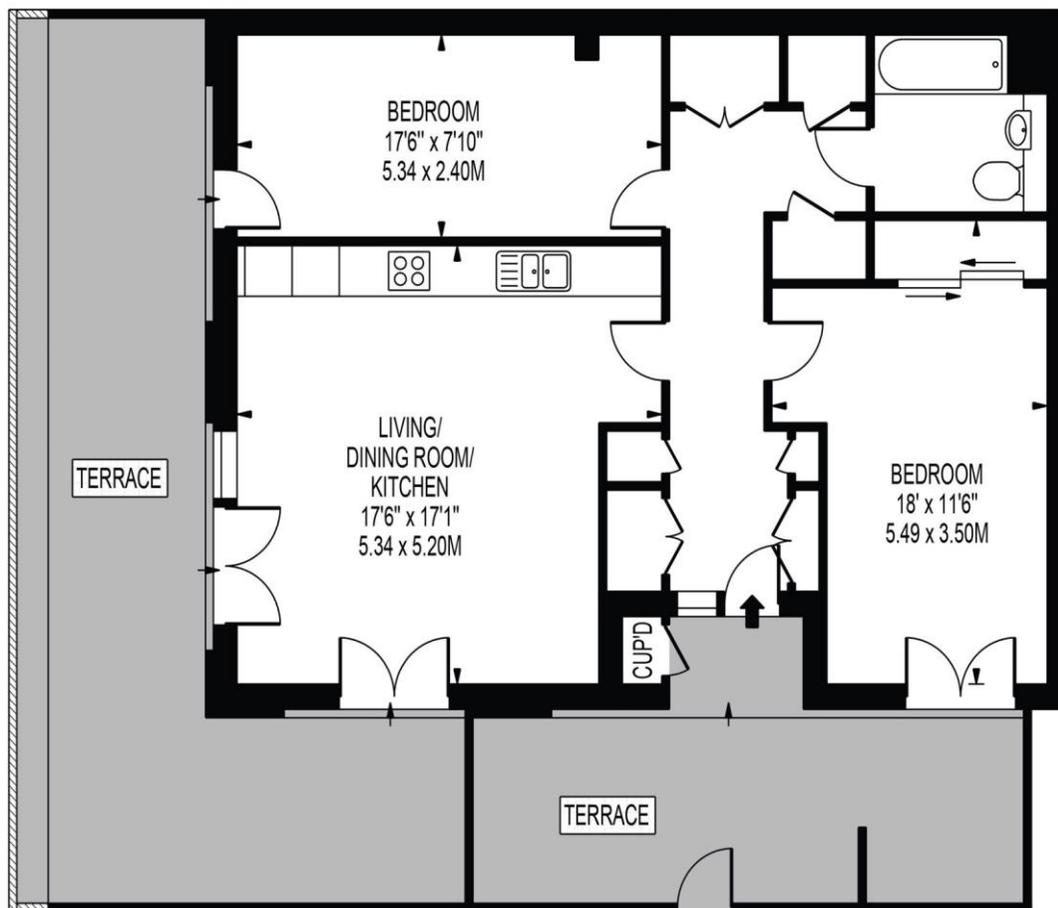
Nearby green spaces include Clapham Common and Wandsworth Common, both offering extensive open parkland and leisure options.

This is a superb opportunity to own a modern, low-maintenance home in an enviable



DANVERS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 816 SQ FT - 75.77 SQ M
(EXCLUDING CUPBOARD)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Danvers Avenue, London

- Two double bedrooms
- Stylish, high-spec bathroom
- Bright open-plan kitchen/living area
- High ceilings and excellent condition throughout
- Own private entrance
- Private rear terrace

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2693.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106704



Property Ref:
BTS106704 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



barnardmarcus.co.uk