



# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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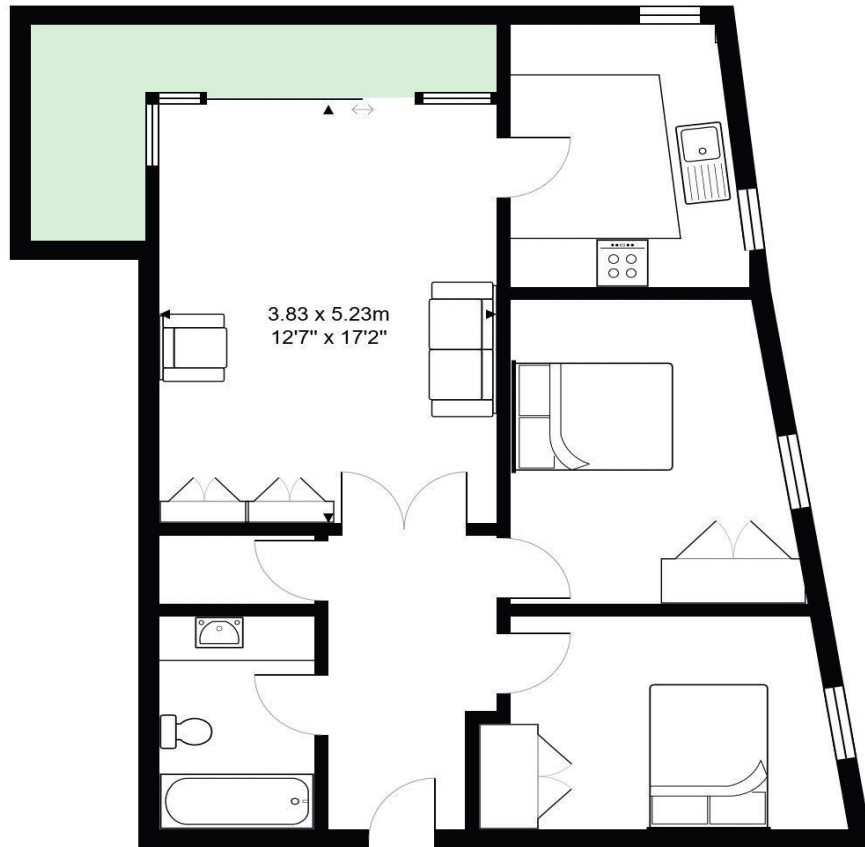
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



# 12 Old Swan Old Church Road Wharf Battersea SW11 3NA



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Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup> to include balcony  
All measurements are approximate and for display purposes only

Council Tax: London Borough of Wandsworth Band  
G £1443.42 for 2022/2023

Available last week of November

With direct and far reaching river views this bright and spacious two double bedroom 2nd floor flat is ideal for a professional couple. Newly decorated throughout and with a brand new wooden floor the flat comprises 2 double bedrooms, reception leading directly onto the private balcony with Thames views, luxury kitchen, modern bathroom and fully double glazed windows. Situated a short stroll from Battersea square with its many fine restaurants and bars, Clapham Junction (0.8 miles) & Battersea Park (1.4) miles provide excellent communication links.

- Direct views over the River Thames
- Two double bedroom 2nd floor flat
- Very bright reception room
- Private wrap around balcony
- Wooden floors
- Fitted kitchen with built in appliances
- Brand new bathroom suite with walk in shower
- Excellent bars/restaurants at Battersea Square
- Gated underground parking
- Clapham Junction 0.8 miles