










Mercer House, St Joseph's Street, Battersea, SW8

Asking price **£499,000** | Leasehold



Mercer House, St Joseph's Street, Battersea, SW8

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Winter Garden
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.4 MI Battersea Power Station
-  0.1 MI Battersea Park

This exquisite one bedroom apartment exudes the sophistication of Elegant Manhattan style. Situated on the first floor of the esteemed Battersea Exchange development in London SW8, this luxurious residence offers a plethora of desirable features.

The generous open plan living area seamlessly blends with a fully integrated kitchen, complemented by sleek wood flooring and magnificent floor-to-ceiling glazing, allowing an abundance of natural light to flood the space. The opulent bathroom is adorned with high-end finishes, while the highlight of the apartment is undoubtedly

the 62sq ft winter garden, providing a tranquil retreat throughout the seasons.

The development offers residents 24-hour concierge, gymnasium and close transport links. The development is located a short distance away from Battersea Park, Battersea Power Station and Queenstown Road stations, providing Northern Line, Overground, Southern and South Western Rail Lines services. This flexible transport link allows for commutes to London Waterloo (12min journey) and King's Cross St. Pancras (15mins) among other key destinations across the Capital in minimal time.



Tenure:	Leasehold (241 years remaining)	Local Authority:	Wandsworth London
Ground Rent:	£400 p.a.	Council Tax Band:	D
Service Charge:	£1,600 p.a.	EPC:	B

Floorplan

499 sq ft | 46.32 sq m

Battersea Exchange, Mercer House, Battersea, SW8

Approximate Gross Internal Area = 46.32sq m / 499sq ft (Including Winter Garden)
(Winter Garden = 5.85sq m / 62.96sq ft)



Chase Evans makes every attempt to ensure accuracy, however all measurements are approximate.
All aspects of this floor plan are for illustrative purposes only and not to scale. Errors and omissions excepted (E&OE).

Elephant & Castle

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Sales

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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