

## **RUSSELL SIMPSON**

An impressive lateral apartment with  
a large south facing terrace

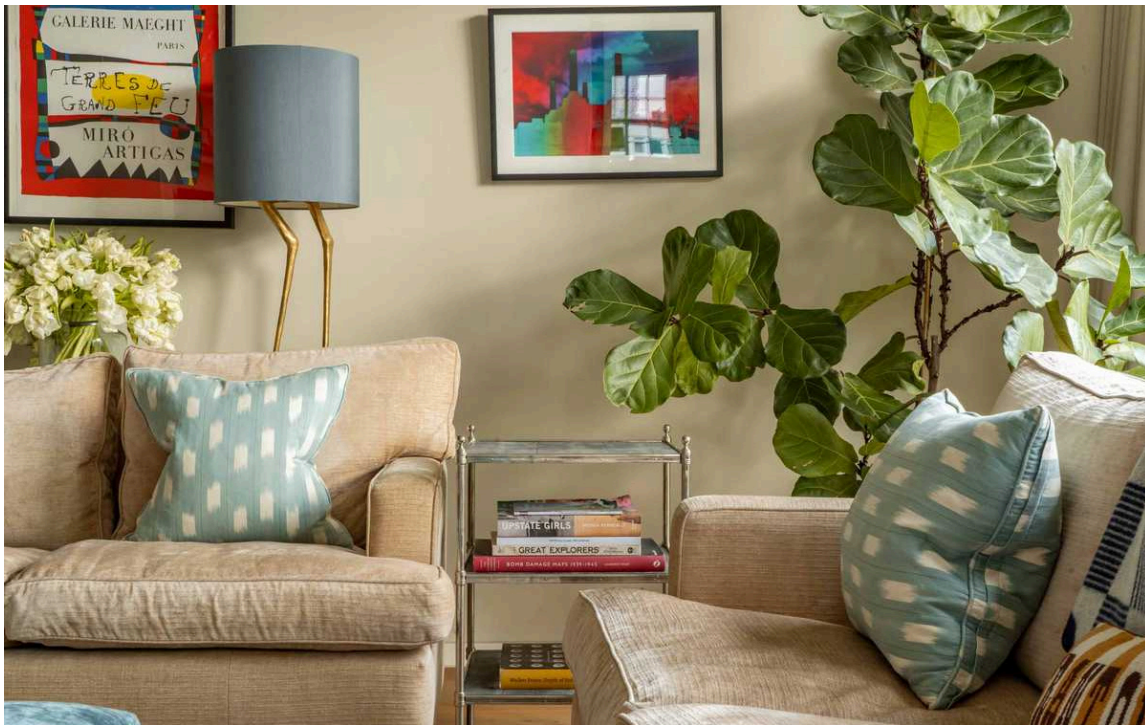
PARKGATE ROAD  
BATTERSEA SW11

# Parkgate Road

# Sold

BEDROOMS 5	INTERNAL 3,412 SQ FT	OUTDOOR 600 SQ FT	COUNCIL —
BATHROOMS 4	316 SQM	EPC B	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 988 YEARS	GROUND RENT —	SERVICE CHARGE £21,000 P/Y





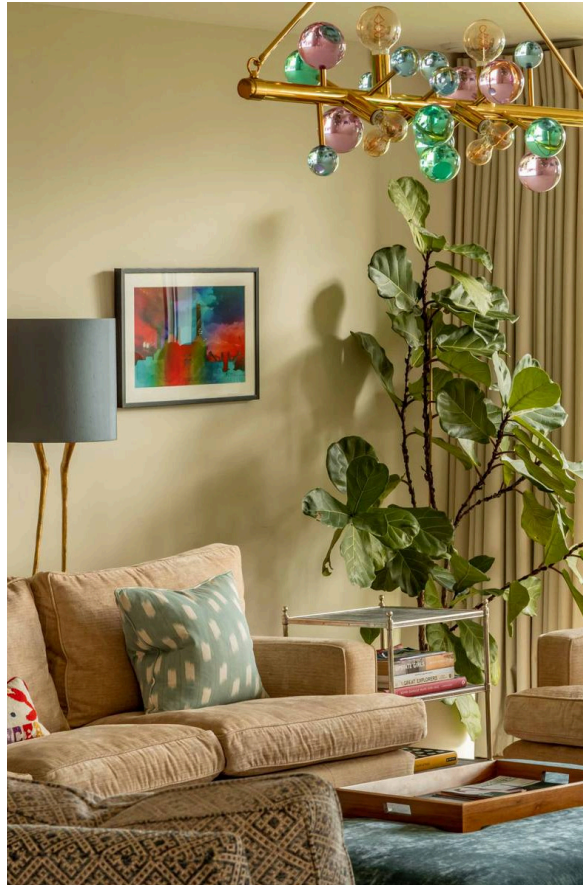
## The Property

The flat is situated on the second floor of an award-winning converted Victorian bakery, which was completely renovated in 2013. The building has a lift, porter, and covered off-street parking.



## Indoor Spaces

The flat itself has a large sitting, kitchen, and dining room creating a wonderful family room, which opens out onto the terrace. There is currently a cinema room just off from the main sitting room, which could also be used as a children's playroom.





## The Bedrooms

There are five good-sized bedrooms and four bathrooms, all with excellent built-in storage. There is also a separate utility room, alongside numerous other cupboards and storage space.





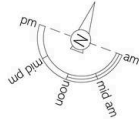
## The Neighbourhood

This property also benefits from 601 sq ft private terrace.

Parkgate Road is a stone's throw from the 200-acre picturesque green space of Battersea Park.

**PARKGATE HOUSE, PARKGATE ROAD, SW11**

Approximate Area = 3412 sq ft/ 317 sq m  
 Including Limited Use Area (30 sq ft/ 3 sq m)  
 Outside Area = 601 sq ft/ 56 sq m



Second Floor

<p><b>VIEWING ARRANGEMENTS</b></p> <p>Telephone: +44 (0) 20 7221 0177                  Email: <a href="mailto:enquiries@russellsimpson.co.uk">enquiries@russellsimpson.co.uk</a></p> <p><small>Images are for information only. All details subject to change without notice. Please contact us for more information. We are not responsible for any errors or omissions. Please contact us for more information.</small></p>	<p><b>RUSSELL SIMPSON</b></p>
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**RUSSELL  
SIMPSON**

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