

Anhalt Road,  
Battersea



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& Parker

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1,242 sq ft (115.4 sq m) | Share of freehold  
2 bedrooms | 2 reception rooms  
2 bathrooms | Dressing room

Guide price £1,200,000

An exceptional and large two bedroom property offering unique living next door to Battersea Park.

A very special converted barge warehouse set behind the cobbled mews offering a home of remarkable character and benefitting from its own private step-free entrance, ideally positioned next to the River Thames.

This captivating property combines the warmth and intimacy of a country cottage with the striking architecture of a Victorian industrial building. Occupying the entire ground floor, with its own private front door and level accommodation throughout, it offers a wonderfully distinctive home.

At its heart is an impressive reception room measuring 21'6" by 16'6", with ceiling heights of 2.72m. Exposed beams, warehouse-style windows and a large roof lantern create a beautifully atmospheric setting, with an open fireplace providing a welcoming focal point. An informal dining area sits beside the separate kitchen, complemented by a utility room, while an exposed-brick archway leads to a formal dining room—an elegant space for entertaining, equally suited to use as an additional living room.

Two double bedrooms feature floor-to-ceiling warehouse-style windows, complemented by a separate dressing room and two bathrooms. Throughout, exposed brickwork and original architectural details lend texture, warmth and an enduring sense of character.

With Battersea Park and the riverside close by, and Albert Bridge providing a picturesque connection to Chelsea, this is a rare and enchanting home in an enviable London setting.

A share of the freehold will be assigned on completion.



Location

Anhalt Road is a highly sought-after street located moments from Albert Bridge. Battersea Park is located 300 yards away and provides over 200 acres of recreational space including the lake, riverside promenade, sports facilities and cafes. The local shops and restaurants of Parkgate Road, including Bayley & Sage, Ransome's Dock and Battersea Bridge Road are close at hand. Chelsea and the King's Road are a short walk over Albert Bridge. Transport links are excellent, with Thames Clippers river boats running East and West from Cadogan Pier, several bus routes that run over Battersea Bridge into Central London and the underground is accessible from Sloane Square (District & Circle Lines).

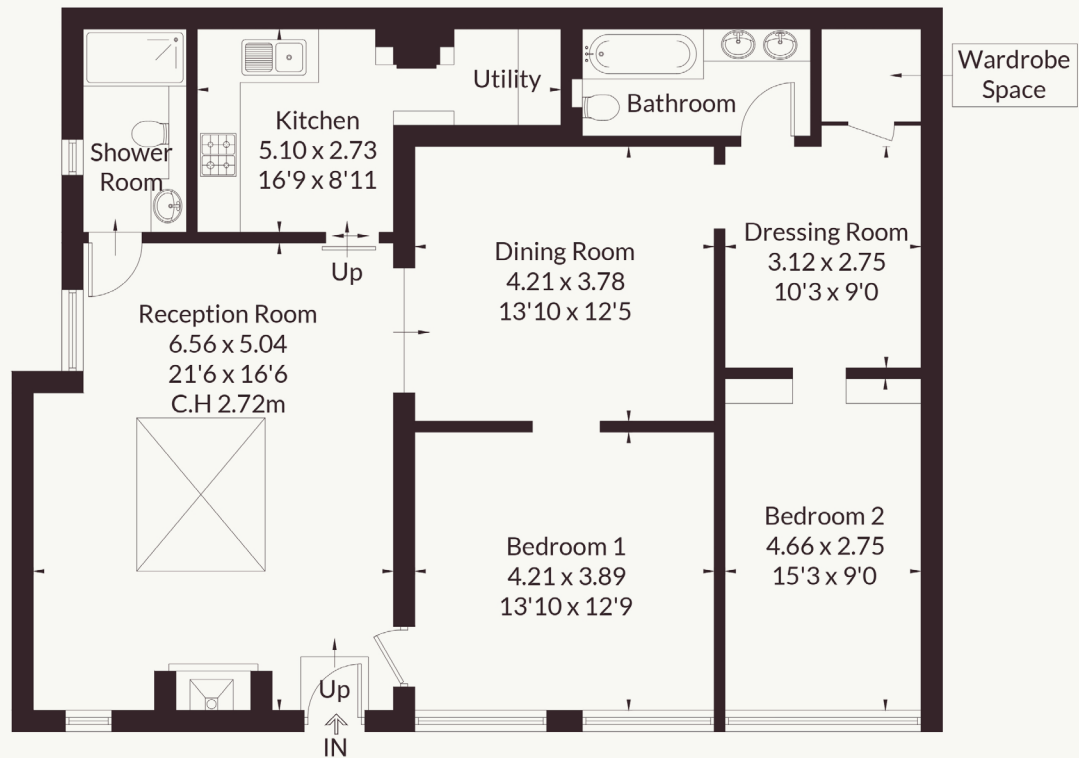
Postcode region: SW11

General

Tenure: Share of freehold, with a 999-year lease from January 2019 (994 years remaining)  
Local Authority: Wandsworth  
Council Tax: Band E  
EPC Rating: E  
Service Charge: Ad hoc basis  
Parking: Residents' permit  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Approximate Floor Area = 115.4 sq m / 1242 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115147

## Strutt & Parker Chelsea

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