



SPEC Verified  
 RICS Registered  
 Energy Efficiency Rating  
 Chain Free

Space verified floor plans are produced in accordance with:  
 Royal Institution of Chartered Surveyors Property Measurement Standards.  
 Plans and gardens are illustrative only and excluded from all area calculations.  
 Due to rounding, numbers may not add up precisely.  
 All measurements shown for the individual room lengths and widths  
 are the maximum points of measurements captured in the scan.

# Morton • New

selling and letting properties



Yelverton Road  
London

Asking Price  
£475,000

Call Now on 0207 101 1636 To Arrange A Viewing. Absolute Living are delighted to offer this immaculate third floor split level three double bed, two bath flat in Badric Court, Yelverton Road SW11. The flat is only short walk away from Clapham Junction station, Battersea Square, Battersea Park and many local shops and restaurants. CHAIN FREE

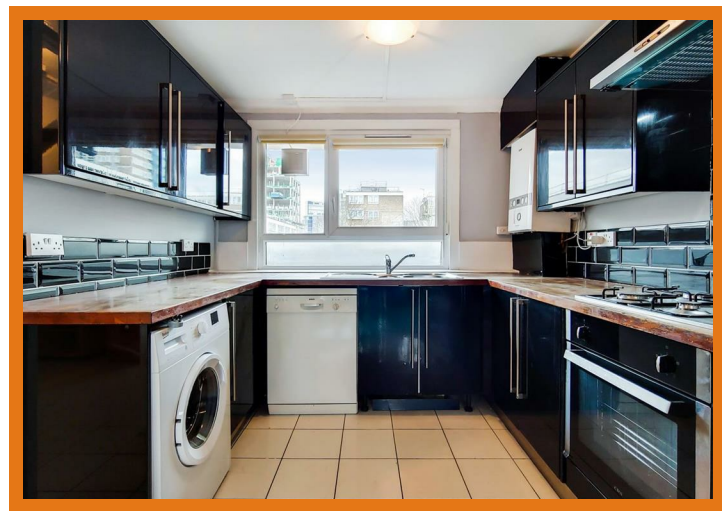
The property is presented in excellent condition throughout. It comprises a spacious bright reception room, fully fitted kitchen with integrated appliances and a downstairs WC and basin. Upstairs there are three good size double bedrooms with a large family bathroom and the master bedroom with an ensuite shower room. The flat is only short walk away from Clapham Junction station, Battersea Square, Battersea Park and many local shops and restaurants. There is scope to create a 4th bedroom in the flat and would be perfect for an investor or first time buyer alike. CHAIN FREE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.