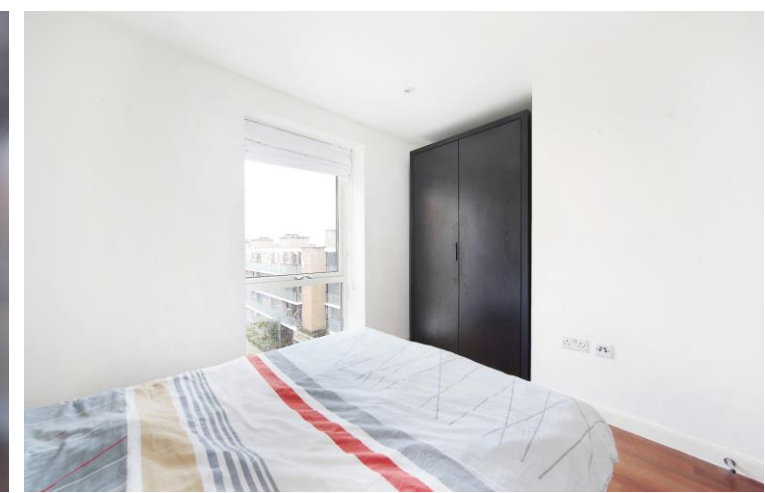
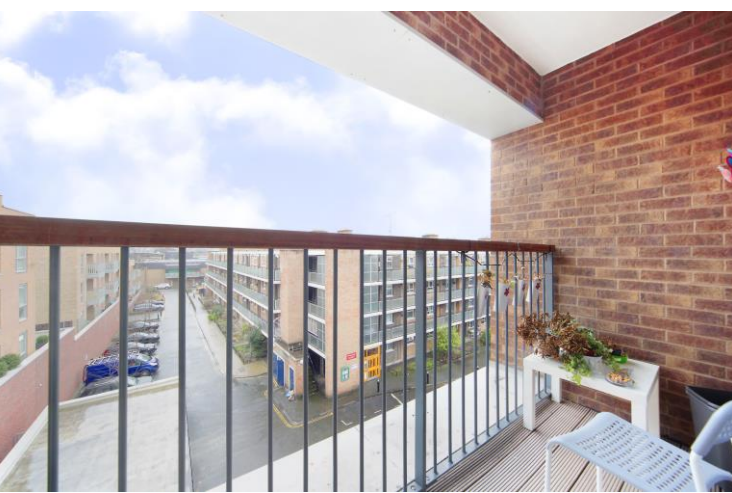




Battersea Park Road  
SW11

CHESTERTONS







This stylish two-bedroom, third-floor apartment is set within Rutherford House on Battersea Park Road. Once inside the flat, the well balanced accommodation is flooded with natural light and benefits from a modern, neutral décor with high specification fixture and fittings throughout.

This spacious apartment comprises of two double bedrooms, one en suite and family bathroom, a large open plan kitchen with ample room for entertaining and double door opening out to a private balcony. The property further benefits from an off road parking space in the developments carpark.

The property is located within walking distance of Clapham Junction, Battersea Park and Queenstown road Stations, along with the many bus services on your doorstep leaving to Victoria, Chelsea, Oxford Circus and The City.

- A stylish third floor apartment
- Two double bedrooms, one en suite
- Large open plan kitchen with ample room for entertaining Private balcony
- Located within walking distance from, Clapham Junction, Battersea Park and Queenstown Road stations
- Off street parking

Offers in excess of  
£600,000

Energy Efficiency Rating		Current	Potential
100-90	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			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 141 years 11 months

**Service Charge:** £0

**Ground Rent:** £385

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

SW11 3AU

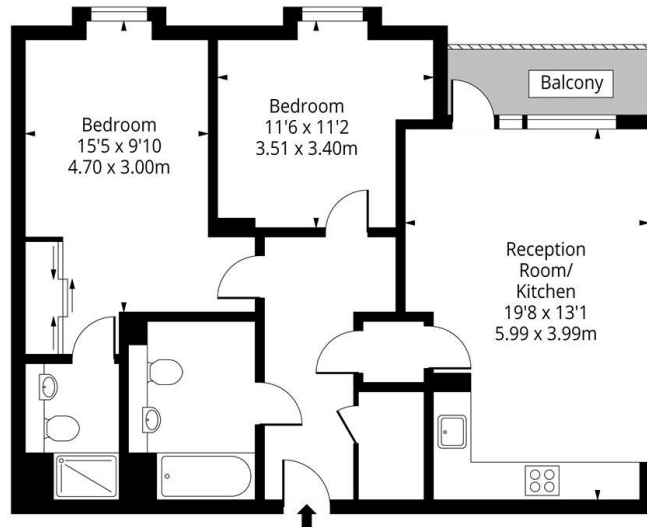
batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk



**Battersea Park Road, SW11**



**Third Floor**

**Approx Gross Internal Area 767 Sq Ft - 71.25 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 32884

