



Battersea Park Court  
26-30 Battersea Park Road, SW11

CHESTERTONS









Fantastic top-floor, one-bedroom apartment in a great location on the edge of Battersea Park.

The property has a great layout with a good sized lounge, separate kitchen with generous worktop and cupboard space. The well appointed bedroom is a great size, with unique features and leads to the bathroom which is fully fitted. The apartment is bright and airy and the layout gives a very quintessentially British feel. A further bounce of property is the large amount of eve storage that adds nearly a further 200sq ft in compromised height floor space.

The location of the property so close to the 200 acers of green space that makes up Battersea Park is a real selling point. You are also spoilt for shopping options with various supermarkets located moments away on Battersea Park Road and the commercial offerings of Battersea Power station just over a 10 minute walk away (0.5 miles).

The Power station also offers access to the Northern Line if you are looking for a tube but you also have two mainline train stations as alternative transport options in Battersea Park and Queenstown Road giving access to Victoria and Waterloo stations. The apartment is Chain free and we highly recommend contact us to arrange a viewing.

- One Bedroom
- Top floor flat
- One Bathroom
- 552sq ft
- Chain Free

Offers in excess of  
£375,000

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100                   | A |         |           |
| 81-91                    | B |         |           |
| 69-80                    | C |         |           |
| 55-68                    | D | 55      | 55        |
| 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 86 years 5 months

**Service Charge:** £668 p.a.

**Ground Rent:** £125 p.a.

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** C

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

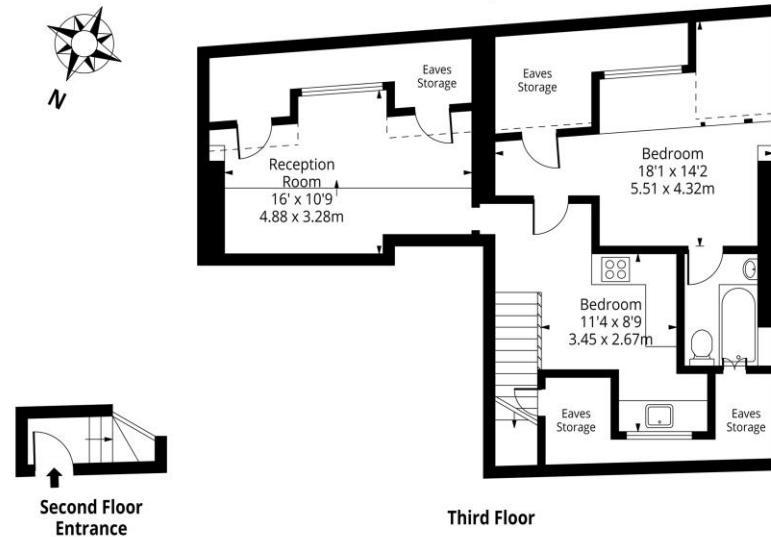
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# Battersea Park Court, SW11



Approx Gross Internal Area Including Eaves Storage

**761 Sq Ft - 70.69 Sq M**

Approx Gross Internal Area Excluding Eaves Storage

**552 Sq Ft - 51.28 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 39287