



Plough Road  
Battersea, SW11

CHESTERTONS









A beautifully owner occupied condition two double bedroom, with two bathrooms benefiting from secure underground parking.

This stunning flat consists of a bright dual aspect open plan reception, dining and living area with floor to ceiling windows with electrically operated blinds.

The closest transport link is Clapham Junction (National Rail & Overground) which offers excellent connections across Central London. Parkside is ideally located moments from the shops, restaurants and entertainment of Clapham Junction and a short walk from the open green space of York Gardens.

- All Bills Included
- SHORT LET
- Underground parking
- Central location Moments from Clapham Junction
- Excellent condition throughout
- Excellent storage space

### £4,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 100-109                  | A |         |           |
| 81-100                   | B |         |           |
| 62-81                    | C | 78      | 78        |
| 43-61                    | D |         |           |
| 25-42                    | E |         |           |
| 10-24                    | F |         |           |
| 1-9                      | G |         |           |

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Minimum Term:** 6 months  
**Deposit Required:** £1,846.15  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

59 Battersea Bridge Road  
 London  
 SW11 3AU

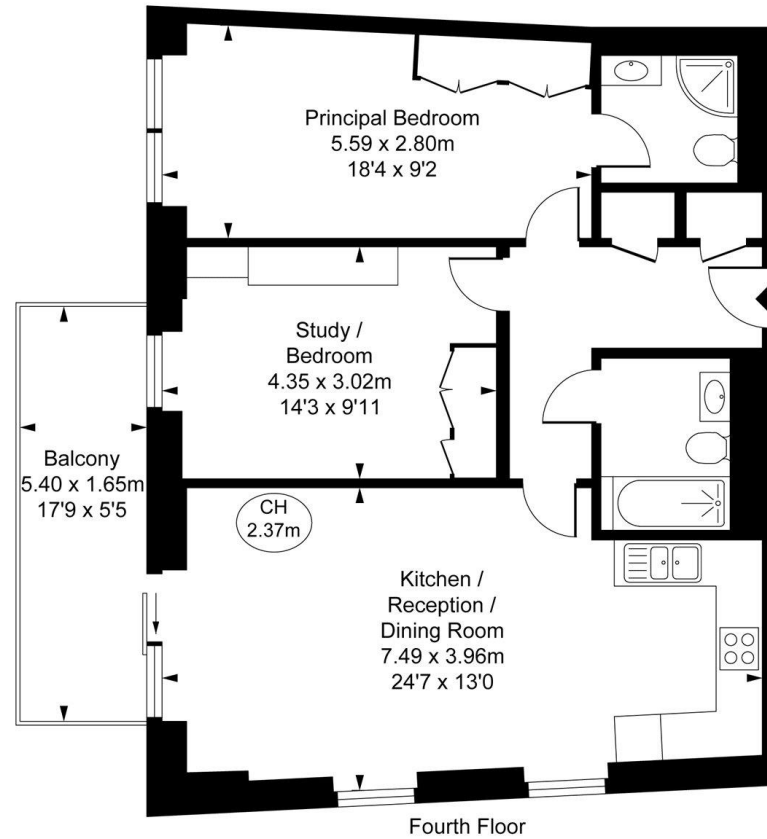
batterseapark@chestertons.co.uk  
 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

# Plough Road, SW11

Approximate Gross Internal Area  
72.91 sq m / 785 sq ft



( CH = Ceiling Heights )



Fourth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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