



Sunbury Lane
London, SW11

CHESTERTONS





An attractive split level three bedroom maisonette benefitting from its own front door and a substantial West facing garden in Battersea. At the front is a fully fitted kitchen and living room with wood flooring that leads to a lovely decked garden. Parking is available at separate negotiation.

Sunbury Lane is superbly situated in a wonderful location moments away from the River Thames and offering easy access to Chelsea and to Battersea Park, both of which are less than half a mile away. The property is located in close proximity to the shops and restaurants of Battersea Square, including Gail's Bakery and London House by Gordon Ramsay. Battersea High Street, where the notable Thomas' School is situated, is just around the corner. The 170 bus, which goes directly to Chelsea stops on Battersea Square. Clapham Junction, with its links to Waterloo & Victoria is a short walk away.

- Split Level Maisonette
- West Facing Private Garden
- Private Parking
- Fantastic Battersea Square Location
- Easy Access To Battersea Park

£3,500 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

Energy Efficiency Rating		Current	Potential
100-90	A		
89-81	B		
80-65	C	79	81
64-48	D		
47-35	E		
34-20	F		
19-10	G		

Not energy efficient - higher running costs

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

Minimum Term: 12 months
Deposit Required: £4,038.46
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: C
Furnished

Chestertons Battersea Park & Nine Elms Lettings

59 Battersea Bridge Road

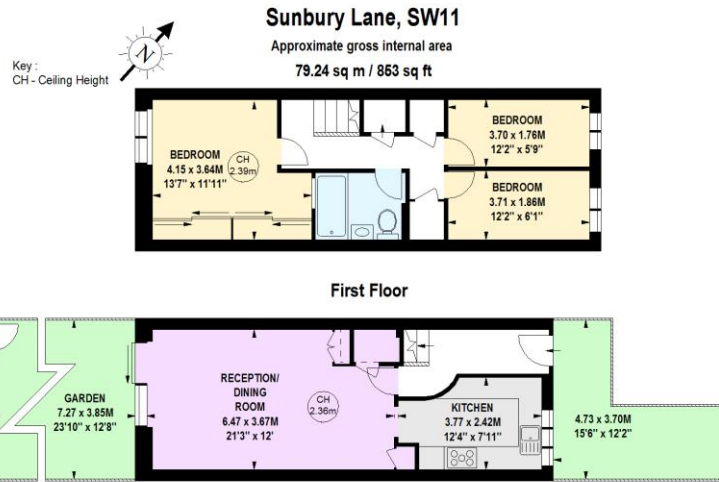
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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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