



Cobalt Place  
London, SW11

CHESTERTONS









A stunning one-bedroom garden apartment in this new development moments from the bars and restaurants of Battersea Square.

Finished to a high standard throughout, this property further benefit from a large open plan reception with access to a gorgeous private patio garden. There is a modern fully integrated kitchen and excellent storage. There is a modern bathroom with shower over bath.

Cobalt Place offers a secure building with CCTV and is located a short walk to the River Thames, Battersea Square and Clapham Junction.

- Private Patio Garden
- Spacious One Bedroom
- Modern Finish Throughout
- Under-floor Heating
- Close to Clapham Junction Station
- Secure Building

### £2,250 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
92-100	A		
81-91	B		
69-80	C	82	82
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

**Minimum Term:** 12 months  
**Deposit Required:** £2,596.15  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D  
**EPC Rating:** B  
**Unfurnished**

*Chestertons Battersea Park & Nine Elms Lettings*

59 Battersea Bridge Road

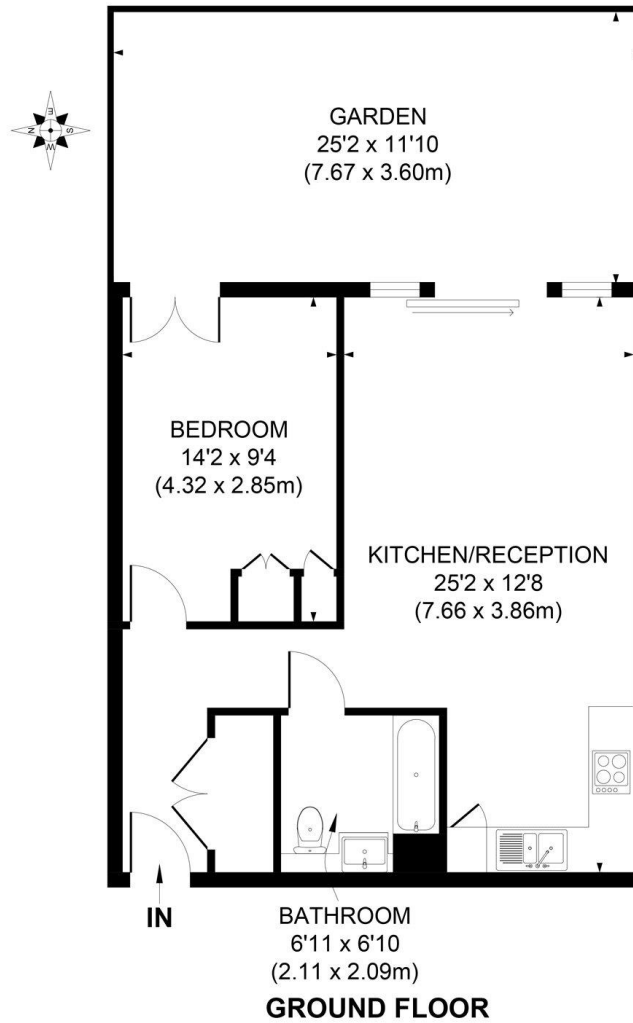
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**APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M**

Illustration for identification purpose only, not to scale  
 All measurements are maximum, and includes wardrobes and window bays where applicable  
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