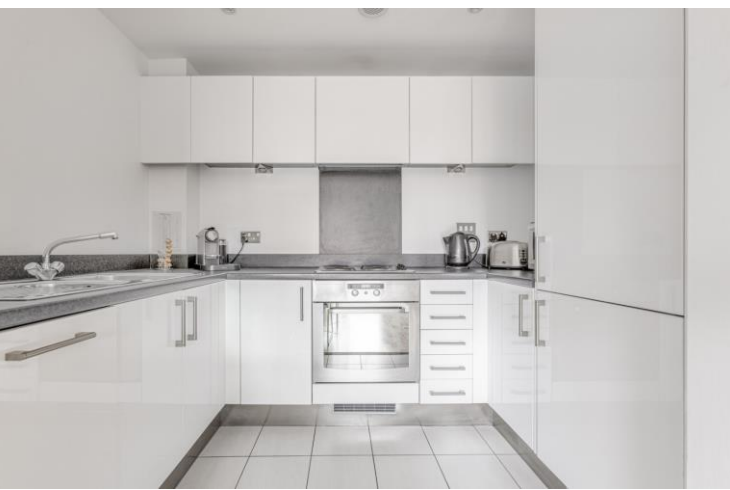




Viridian Apartments
75 Battersea Park Road, SW8

CHESTERTONS





A modern two bedroom apartment in the sought after Viridian apartments development. The property comprises two double bedrooms, two bathrooms, a modern kitchen and open plan lounge. The property also benefits from a private balcony, a residents only gym, concierge and parking. The apartment is perfect for a professional couple or sharers and is offered furnished.

Viridian Apartments is located a short walk from Battersea Power Tube, and close to Battersea Park over ground and Vauxhall Train, tube and bus stations.

- Secure New Building Development
- Two double Bedrooms
- Two Bathrooms
- Private Balcony
- Concierge
- Residents Gym

£2,500 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		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	84	84
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Minimum Term: months
Deposit Required: £2,884.62
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

59 Battersea Bridge Road
 London
 SW11 3AU

batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

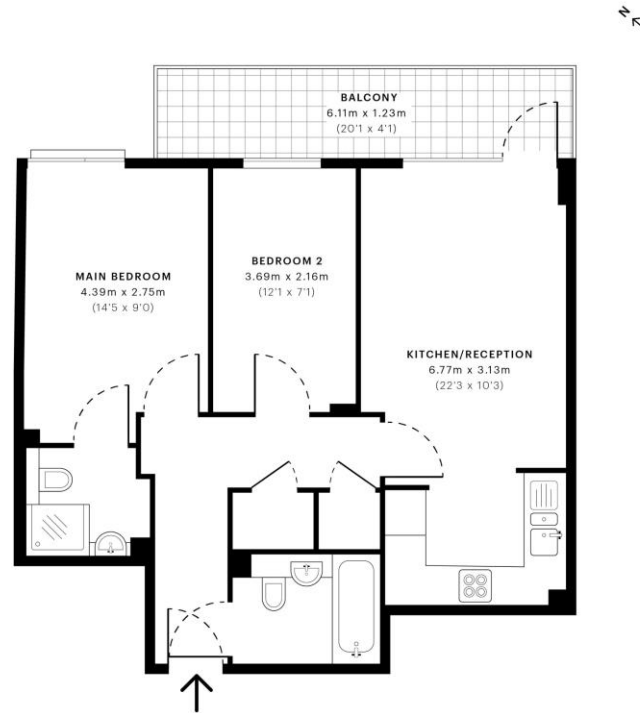


Viridian Apartments, SW8

CAPTURE DATE: 23/02/2022 LASER SCAN POINTS: 1,876,850

GROSS INTERNAL AREA

56.47 sqm / 607.84 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
56.47 sqm / 607.84 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes washrooms, restricted head height
53.86 sqm / 579.74 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.39 sqm / 79.55 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 64.09 sqm / 689.86 sqft
IPMS 3C RESIDENTIAL: 61.69 sqm / 664.03 sqft

SPEC ID: 621373284245d50dc248a268

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable