



Balfour House  
Battersea, SW11

CHESTERTONS









A stunning one-bedroom apartment located in a serviced building with concierge. High-quality finishes throughout. Unique mezzanine level for home office or guest accommodation. Well-proportioned open-plan kitchen living area. Fully integrated kitchen with all white goods including dishwasher. Hardwood floor throughout. High ceilings complete with feature windows flood the property with natural light. Large built-in storage. Modern bathroom. Large communal garden. Balfour House is situated in the popular Kingsway Square development on Battersea Park Road. Ideally positioned for the green open spaces of Battersea Park and the regeneration of Battersea Power Station. Within close proximity of transport links and amenities local to Battersea Park and Queenstown Road mainline stations and far-reaching mainline bus routes. Underground parking included.

- High quality finishes and hard wood floor throughout
- Fully integrated kitchen with all white goods including dishwasher
- Large built-in storage
- Underground parking included
- Includes concierge service and large communal garden

### £2,350 pcm

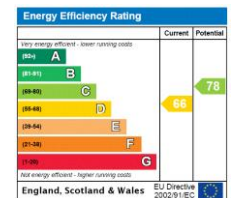
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

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



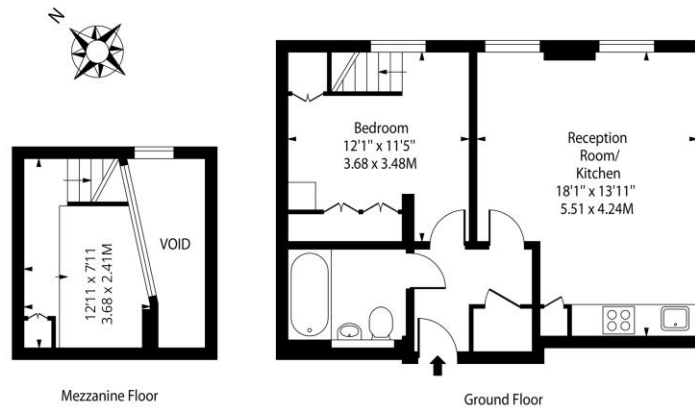
**Minimum Term:** months  
**Deposit Required:** £2,711.54  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E  
**EPC Rating:** D  
**Unfurnished**

### Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road  
 London  
 SW11 3AG

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

## Balfour House, SW11



Approx Gross Internal Area **566 Sq Ft - 52.58 Sq M**

(Excluding Void)

For Illustration Purposes Only - Not to Scale

Ref: No. 41774