



Anhalt Road  
Battersea Park, SW11

CHESTERTONS





Well-presented throughout, this five bedroom Victorian house would be perfect for a family. The property offers an abundance of natural light, storage and gorgeous period features throughout. On the ground floor the property comprises a spacious double reception room and well fitted kitchen that opens into a sunny conservatory that leads into a charming private garden. There is also a spacious basement offering useful storage space. Upstairs the property benefits from five double bedrooms and three modern family bathrooms. Additional storage is available in the eaves. The property is available on a furnished or unfurnished basis.

Anhalt Road is a highly sought after location, being only 150 metres from Battersea Park and less than half a mile from Chelsea. The newly created shops and restaurants surrounding the regeneration of Battersea Power Station are a short walk across the park.

- Five Double Bedrooms
- Three Bathrooms
- Private Garden
- Unfurnished
- Close to Battersea Park
- Short walk to Chelsea

### £6,000 pcm

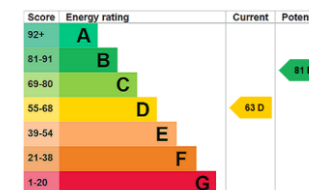
Additional tenant charges apply (fees apply to non-AST tenancies only)

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)



**Minimum Term:** 12 months

**Deposit Required:** £8,307.69

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** G

**EPC Rating:** D

**Furnished, Part Furnished, 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

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## Anhalt Road, SW11

CAPTURE DATE: 11/10/2021 LASER SCAN POINTS: 11,435,151

GROSS INTERNAL AREA

240.13 sqm / 2584.74 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
240.13 sqm / 2584.74 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and internal features  
includes washrooms, restricted head height  
217.98 sqm / 2346.32 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
18.87 sqm / 203.11 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: 230.59 sqm / 2482.05 sqft  
IPMS 3C RESIDENTIAL: 219.55 sqm / 2363.22 sqft  
SPEC ID: 615c6afad56c70dd4cd021b

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