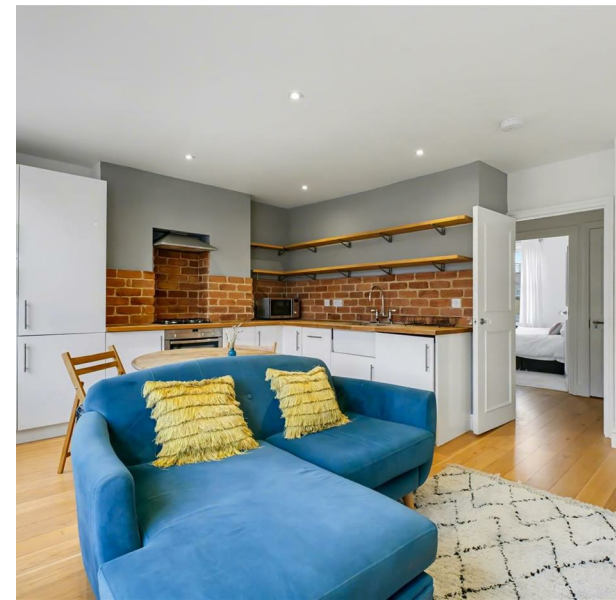


258b Battersea Park Road, Battersea, London, SW11 3BP

£400,000

Council Tax Band:

ORLANDO REID
— MANCHESTER —



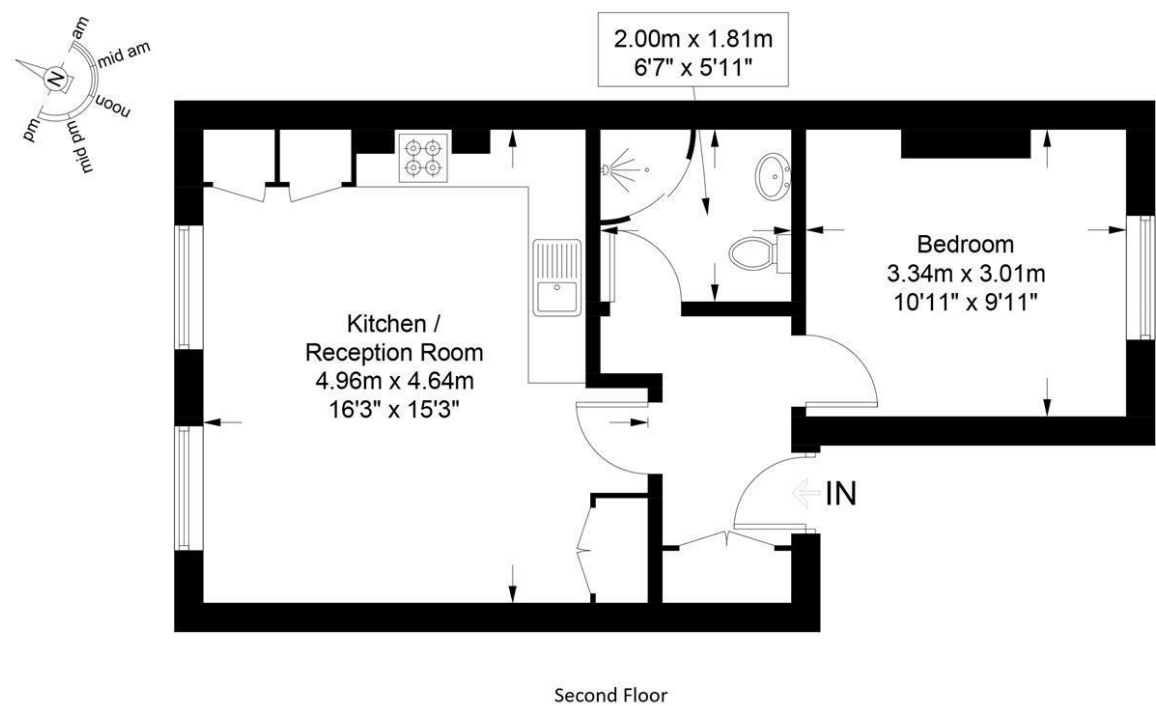
A well presented 1-bedroom apartment in a fantastic location. The property is well proportioned throughout and is ideal for first time buyers or investment opportunity.

Ideally located on Battersea Park Road, moments from Clapham Junction and its excellent transport links. Battersea Square, a stones throw away, offers an array of boutique shops, restaurants and bars. The immediate area offers an amazing community, making this area the first choice of many professionals seeking a home in a mature and established position, and families. The Battersea Riverside has splendid walkways and a variety of restaurants, coffee shops along the river, which is all moments away. Regarding green open spaces and playgrounds and sporting facilities, you have Battersea Park, Wandsworth Common and Clapham Common.

The location is ideal for commuting, with Clapham Junction Rail Station circa 0.7 miles away (according to Google), meaning easy access London Gatwick Airport, London Victoria, London Waterloo and connections to the London Underground Network.

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Battersea Park Road, SW11 Approximate Gross Internal Area = 442 sq ft / 41.1 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC