

TO LET



Viridian, Battersea Park, SW8

£2,100.00 PCM

 **1**

 **1**

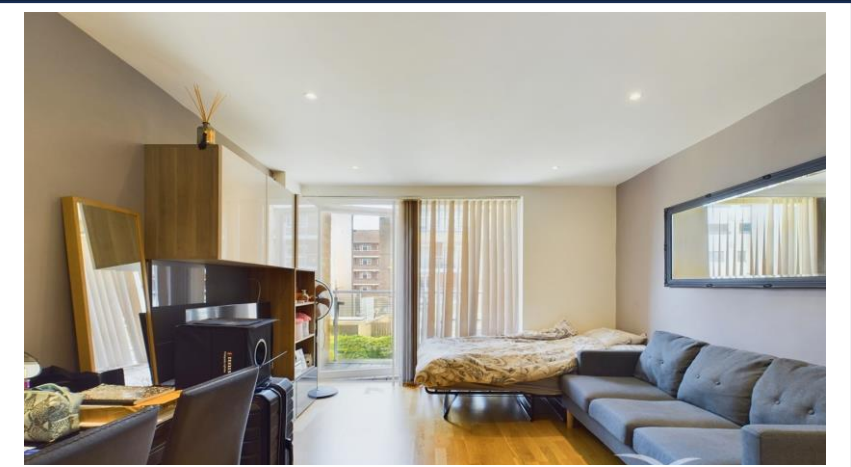

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Property Description

A spacious and well-presented one-bedroom apartment situated in the highly sought-after Viridian Apartments, Battersea Park, SW8. This property features a bright open-plan kitchen/living room with floor-to-ceiling windows that allow abundant natural light and ample dining space. It includes a generously sized double bedroom and a modern three-piece bathroom with a shower over the bath.

Additional benefits include a large private balcony, double-glazed windows throughout, a stunning communal garden, and a 24-hour concierge.

The property is conveniently located directly opposite Battersea Power Station Underground (Northern Line) and a short walk from the popular and bustling Battersea Power Station Shopping Centre. Nearby, you will find an array of excellent restaurants, pubs, and bars, all within close proximity. The wide open spaces of Battersea Park is just down the road.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

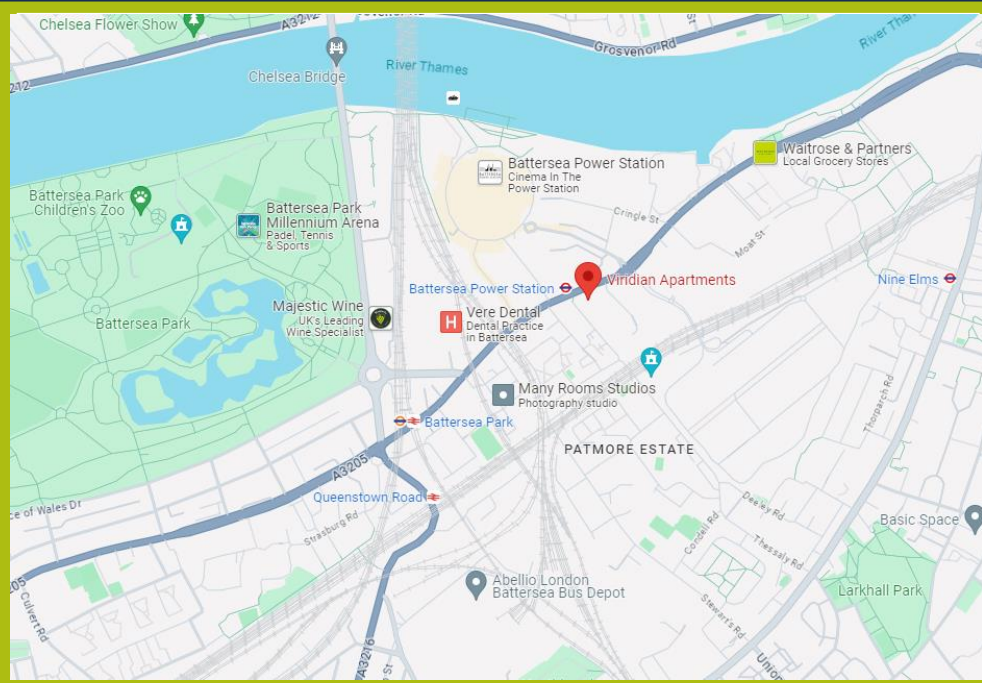
Date Available – 20/07/2024

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

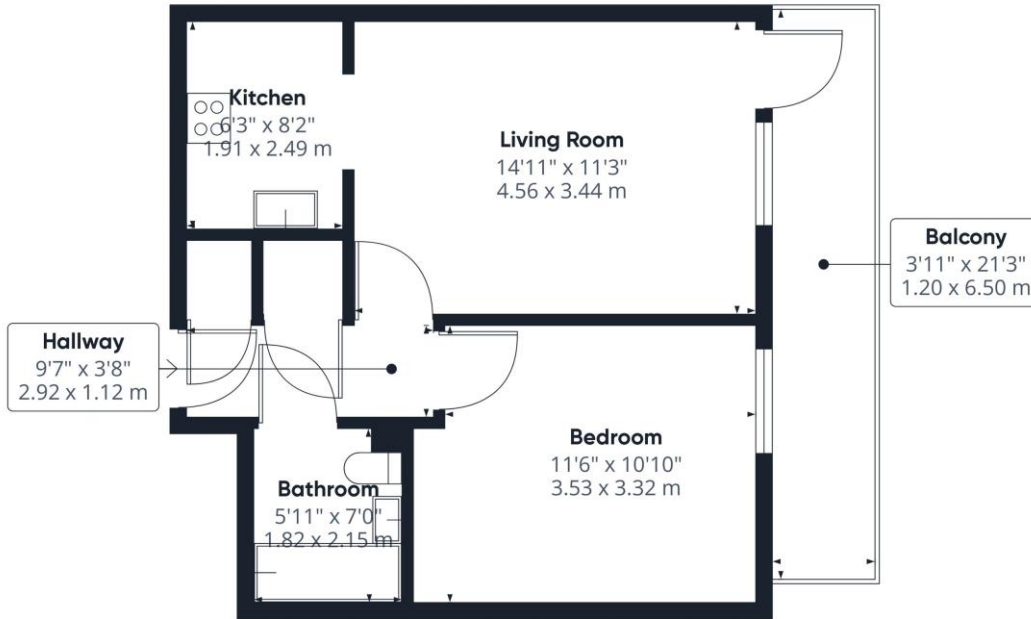
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Approximate total area[#]
457.89 ft²
42.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	79
55-68 D		
39-54 E		

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

