All enquiries Ref: James Paterson

- **Long leasehold third floor purpose built self-contained flat requiring modernisation**
- **Residents swimming pool, squash court, gym, communal gardens and twenty-four hour porterage**
- **Full vacant possession**

Location:
Park South is situated between Austin Road and Harpsden Street, off Battersea Park Road. Good public transport links include Battersea Park and Queenstown Road main line stations (services to/from Victoria, Waterloo and Clapham Junction), Battersea Power Station (Northern LIne) and local bus services to Wandsworth, Clapham Junction, the City, Victoria, Chelsea and the West End). Road links include the A3205, A205 and A3. Good range of local shops (including a Tesco store), cafes and restaurants. Major shopping centres and other amenities available at Victoria, Wandsworth and Clapham Junction. The flat is within easy distance of Battersea Park, the Battersea Power Station development and the River Thames.

Description:
Long leasehold third floor purpose built self-contained flat requiring modernisation with communal gardens.

Accommodation:
One bedroom, reception room, kitchen, bathroom/WC, entrance hallway, storage cupboard.
Outside: The property comes with a storage locker (no 6) situated on the first floor

EPC rating: C

Council Tax Band: C (£854 in 2024/25).

Lease:
Held on a long lease for a term of 199 Years from 24th June 1986 (Thus having approximately 161 years remaining) at a ground rent of £110 per annum. Flat owners are shareholders in the Freeholder company.

Note:
The property benefits from twenty-four hour porterage providing high-level of security together with a residents swimming pool, squash court and gym in the basement and communal gardens with barbecue facilities and picnic tables.

Service charge:
The vendor informs us the service charge for the current year is £5,728 (0.95 per cent of the total and including contribution of £380 to the Reserve Fund).

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.