



**Este Road, London SW11 2TT**

**welcome to**  
**Este Road, London**

This spacious one double bedroom apartment situated in a superb location within this modern development Offering easy access to Clapham junction, Battersea Park and the array of shops, restaurants & bars that can be found on St Johns hill and Northcote Road, given the location the West End is within striking distance too.

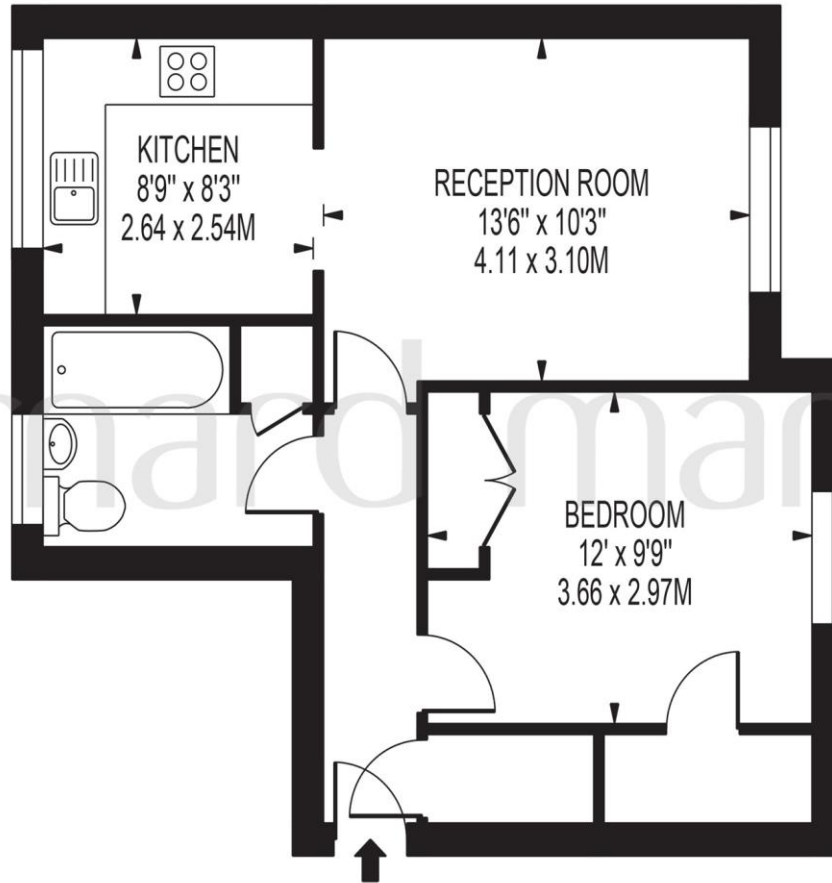
The property sits on the first floor and compromises a good-sized kitchen, separate reception room and a good size double bedroom inclusive of built-in wardrobes.

Este Road is just moments away from Clapham Junction Station, Falcon Park and walking distance to the river Thames and is within easy reach of local amenities, bars, shops and restaurants.



**ESTE ROAD,  
BATTERSEA**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 472 SQ FT - 43.87 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Este Road, London

- Quality One Bedroom Apartment
- Fabulous Quiet Yet Central Location
- Great For All Transport Links
- Very Good Condition Throughout
- Residents Parking
- Separate Kitchen
- No-Through Road Locaiton
- West End Is Reachable In No Time

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106425](https://barnardmarcus.co.uk/Property/BTS106425)



Property Ref:  
BTS106425 - 0003

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