



St Mary Le Park Court, Parkgate Road, London SW11 4PJ



welcome to

St Mary Le Park Court, Parkgate Road

A large well presented studio flat located within close proximity of Battersea Park.

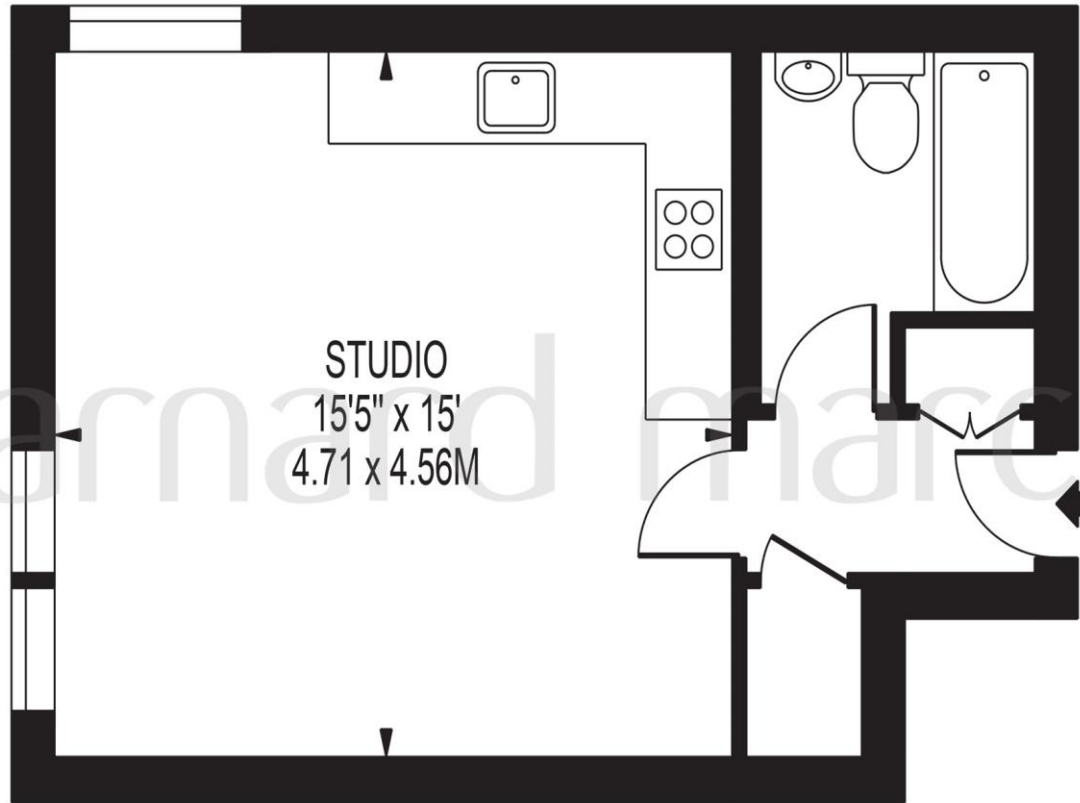
The property comprises of a spacious studio room with a bright open aspect from the fourth floor, lots of fitted cupboard space in the hallway, a fitted kitchen with a washing machine, fridge freezer, and a as well as a full sized bathroom.

Pleasantly located next to Albert Bridge, the river, and a short walk up to Kings Road. Further benefits include a private allocated underground parking space.



ST. MARY LE PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 321 SQ FT - 29.84 SQ M



STUDIO
15'5" x 15'
4.71 x 4.56M

FOURTH FLOOR

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.

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St Mary Le Park Court, Parkgate Road

- Secure Development
- On the edge of Battersea Park
- Communal terrace
- Amenities on the door step
- Quick commute to the city
- Private allocated underground Parking space
- Large Studio room
- Fully fitted bathroom.

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.

guide price

£250,000



view this property online barnardmarcus.co.uk/Property/BTS106205



Property Ref:
BTS106205 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property