

Butler Court, Hyde Lane London SW11 3EX

welcome to

Butler Court, Hyde Lane London

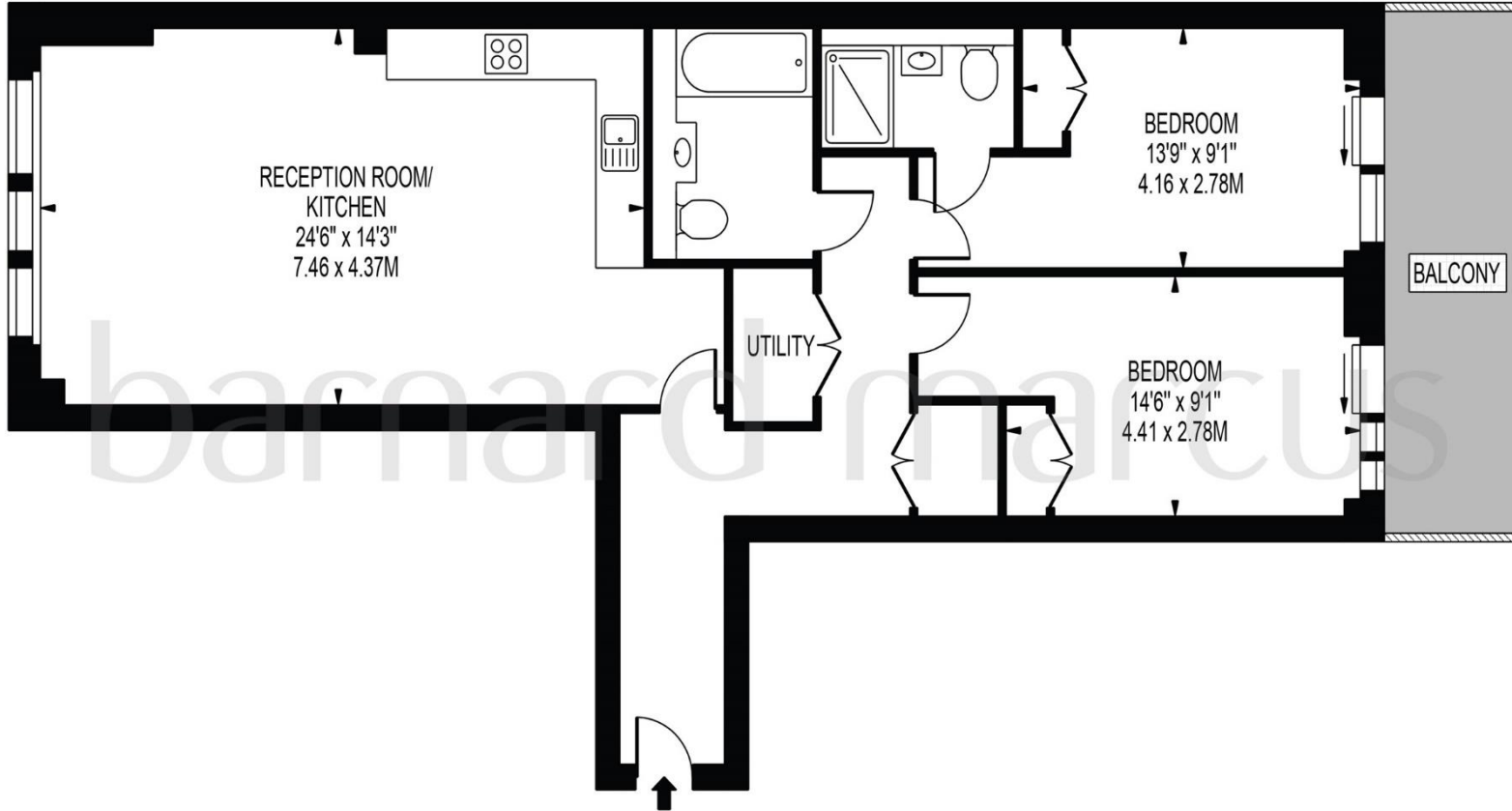
This fantastic two bedroom, two bathroom 1st floor flat in The Metropolitan Building on Battersea Bridge Road. This former Police Station Conversion has been finished to extremely high standards and features master bedroom with en suite shower room, second double bedroom and separate family bathroom. The open plan reception room and kitchen is complete with ample storage and living space.

Battersea Bridge Road is ideally situated for Battersea Park with its 200 acres of recreational space. Local shops, bars and restaurants are close at hand and transport north of the river is either via Queenstown Road and Battersea Park train stations or a number of bus routes that run over Battersea Bridge.



**BUTLER COURT,
HYDE LANE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 936 SQ FT - 86.96 SQ M



FIRST 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.
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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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Butler Court, Hyde Lane London

- Located close to both Battersea park Road, Queenstown Road and Clapham Junction Railway Stations.
- Two Double Bedrooms
- Private Balcony
- High specification finish throughout
- Communal garden
- Two bathrooms
- Walkable to Chelsea, King's Road and Sloane Square
- Close to River Thames & Battersea Park

Tenure: Leasehold EPC Rating: B

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106081



Property Ref:
BTS106081 - 0007

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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