

# URBAN lettings

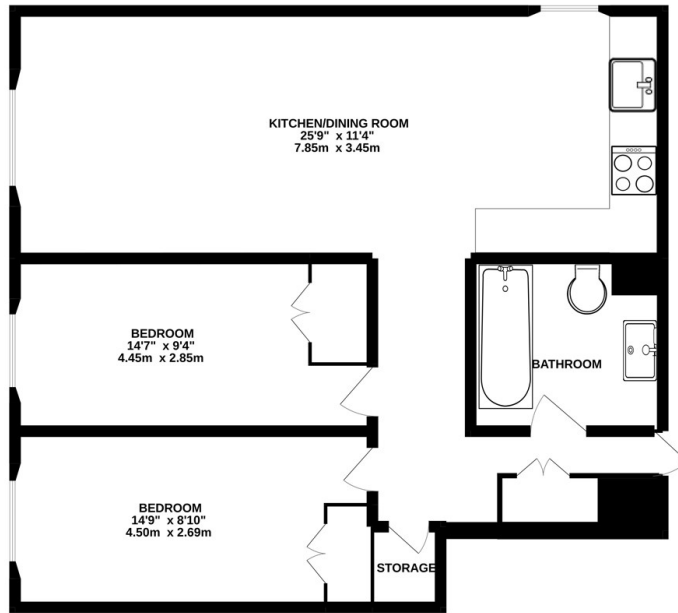


72 Park South, Austin Road, London, SW11 5JN

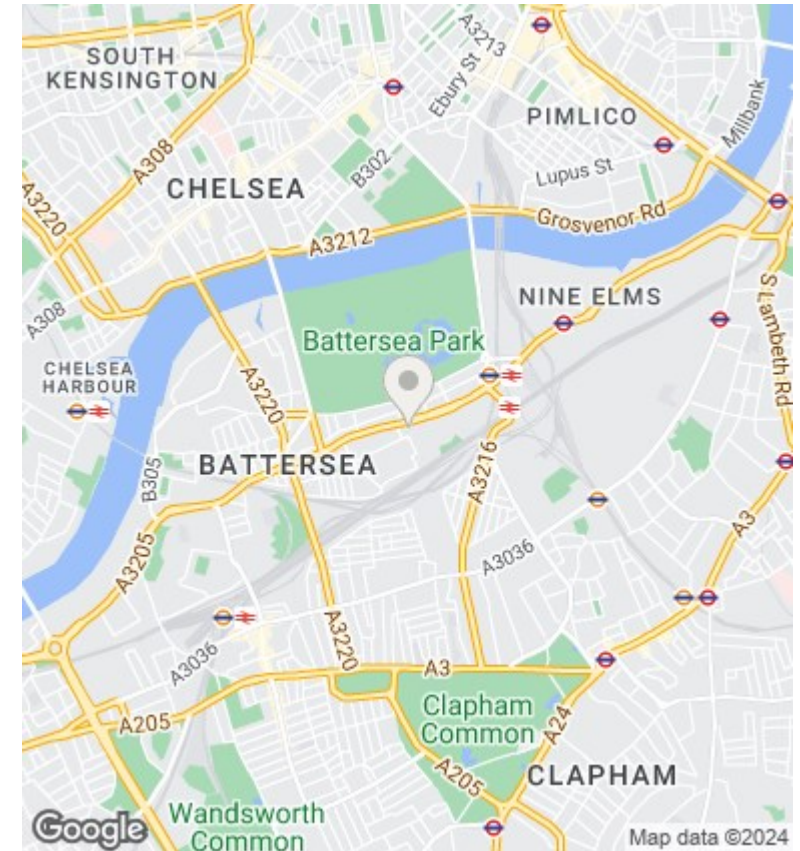
£2,250 PCM

- Resident Gym, Pool & Squash Court
- 7th Floor Flat
- Open Plan Living Space
- Wandsworth Council Tax Band C
- Resident Bike Storage & Roof Terrace
- Two Double Bedrooms
- Walk-in Storage Cupboard
- 24 Hour Porter Service
- Modern Integrated Kitchen
- Moments from Battersea Park

7TH FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the dimensions contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix 12/2022



## Directions

## Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	