



QUEENSTOWN ROAD BATTERSEA SW8
£695 PER WEEK AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Queenstown Road Battersea SW8

£695 Per Week
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- Bedroom, - Reception, - Kitchen, -
Bathroom, - Balcony, - 24 hour porter

Council Tax

Council tax band not specified

Hamptons

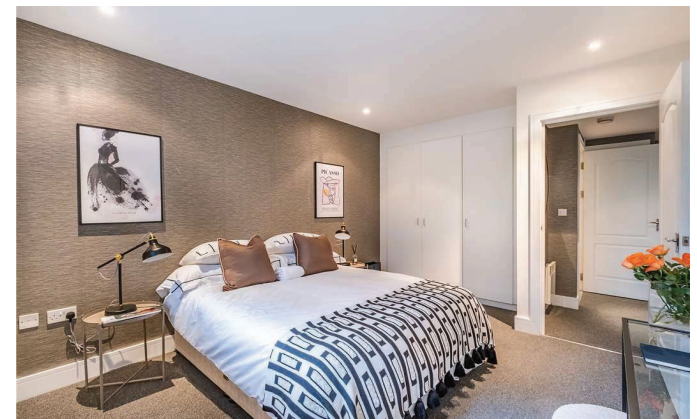
7 Lower Sloane Street
Sloane Square, London, SW1W 8AH
020 7824 8242
sloanesquarelettings@hamptons.co.uk
www.hamptons.co.uk

The Property

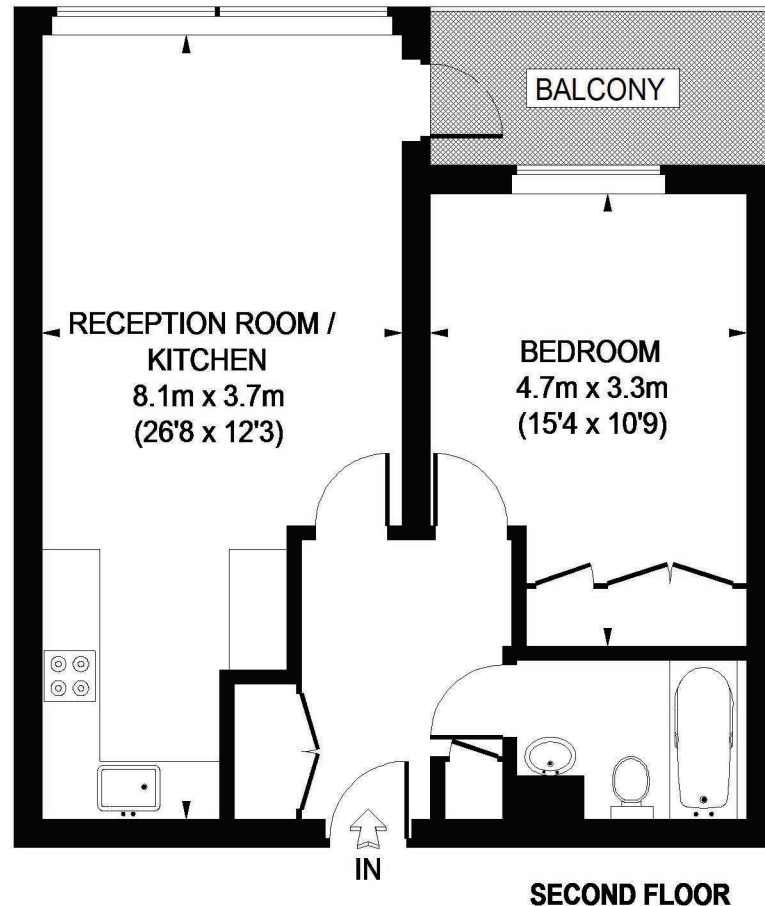
A stunning one bedroom apartment located on the second floor of this popular riverside development. Accommodation comprises, reception leading to a private balcony, double bedroom, bathroom and fully fitted kitchen. the apartment block further benefits from 24 hour portorage.

Location

The property is well situated for the amenities of Sloane Square and the Kings Road and the open spaces of Battersea Park.

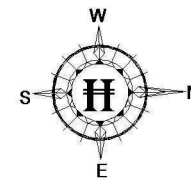


WARWICK BUILDING



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
581 SQ. FT. (54 SQ. M.)**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID89756)

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|---|-------|-------------------------|-----------|
| Band A | 89-95 | | |
| Band B | 81-88 | | |
| Band C | 73-80 | | |
| Band D | 65-72 | | |
| Band E | 55-64 | | |
| Band F | 47-54 | | |
| Band G | 39-46 | | |
| Band H | 31-38 | | |
| Band I | 21-30 | | |
| Band J | 1-20 | | |
| Net energy efficient (higher is better) | | 77 | 83 |
| England & Wales | | EU Directive 2002/91/EC | |

