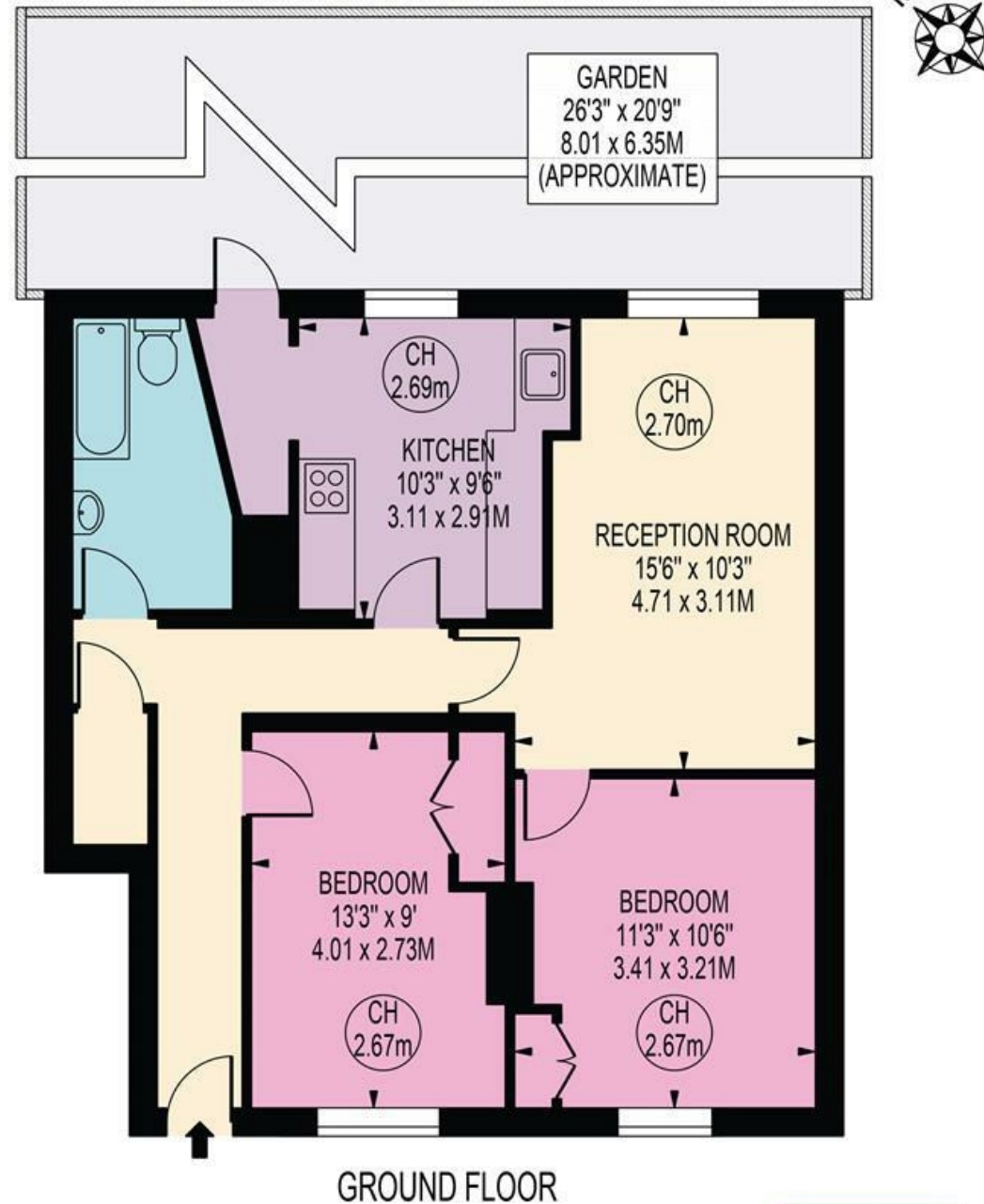


MATTHEW STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 687 SQ FT - 63.84 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.



**7 Matthews Street,
Battersea, SW11 5AB**

£3,250

Newly refurbished and located within the Burns conservation area and within close proximity to Clapham Junction mainline station is this fantastic two double bedroom Victorian converted apartment with a big rear garden with low maintenance required and ideal for the summertime. Property is comprised of a spacious living area, a large separate kitchen fitted with integrated appliances linking directly to a patio style rear garden, two double spacious bedrooms, a modern tiled three pieces bathroom and a good amount of storage area off the hallways.

- Fully Furnished Garden Flat
- Living Room
- Kitchen
- Option to have bills included (at an additional cost)
- EPC
- 2 Bedrooms
- Private Garden
- Approx. 10 minute from Clapham Junction & Battersea Park Station
- Fully Managed Property
- Council tax band ()

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

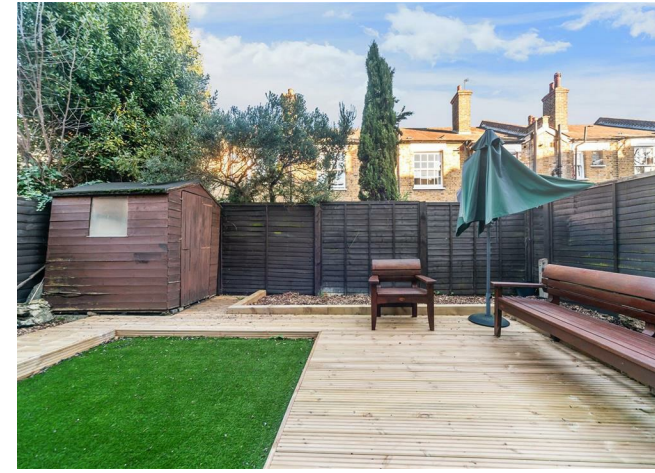
020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Matthews Street is part of the Latchmere Estate conservation area, also known as the Burns Road conservation area, a group of extremely attractive and very quiet tree lined streets. Battersea Park with its 200 acres of open space and recreational facilities is a short walk away and the rail network is easily accessible from nearby Clapham Junction



Description

A well proportioned two double bedroom apartment with a large, private garden. The property comprises two double bedrooms, a spacious lounge, separate kitchen, modern bathroom and private garden. Perfect for professional sharers or a couple.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.