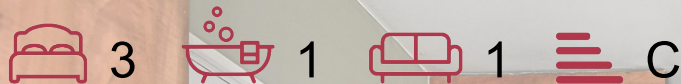




## Austin Road | London, SW11



Fantastic very good size apartment in a private development located in highly desirable spot just to the south of the wide open spaces of Battersea Park, a short walk from Chelsea Bridge.

The accommodation is well presented and comprises large 17 ft reception room, separate fully integrated kitchen, 3 generous double bedrooms, modern bathroom and further WC. Situated on the 8th floor with lift, the flat has masses of natural light and stunning far reaching views to the north and to the east. There is a very useful separate walk in storage cupboard included with the flat.

The building has an excellent 24 hour concierge service and on site heated indoor swimming pool, residents gymnasium, squash court and communal roof terrace.

There's an underground car park with spaces available subject to availability, no space included. Superb transport links with both Queenstown Road and Battersea Park Stations within 10 minutes walk (10 minutes to Waterloo and 5 minutes to Victoria). Also well placed for Battersea Power Station Tube (Northern Line).

Offers good potential as a letting investment with reliable yield. Due to some lending restrictions CASH BUYERS are preferred although we understand the Skipton Building Society will consider solid applications. Current service charge has increased to £9,350/annum due to safety compliance works but typically circa £6,500/annum. Wandsworth Council Tax band D. Leasehold (161 years unexpired) with share of freehold. Available with no chain.

- Purpose Built 3 Double Bedroom Flat
- 873 Sq Ft
- 8th Floor with Stunning Views
- Large Reception Room and Separate Kitchen
- Excellent Transport Links
- 24 Hour Concierge Service
- Wandsworth Council Tax Band
- Good Letting Investment
- Onsite Residents' Gym, Swimming Pool & Squash Court
- CASH BUYERS preferred

**Guide Price £450,000**

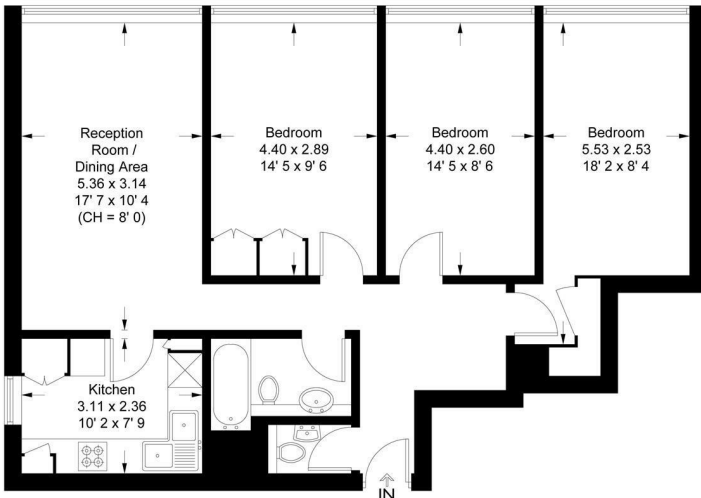
### Viewing

Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.



### Park South

Approximate Gross Internal Area = 873 sq ft / 81.1 sq m



**Eighth Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.