



Lurline Gardens | London, SW11



New to the market is this wonderful, second floor, two or three bedroom apartment set within a well sought after mansion block on Lurline Gardens.

The accommodation is flexible with either 2 reception rooms and 2 bedrooms or can be used as 1 reception room and 3 bedrooms (two double bedrooms, one with fitted storage, and a large single room that has the flexibility to be used as a home office/dressing room). There is a small kitchen off the main reception or dining room and 1 bathroom.

The property is on the second floor and benefits from period features, such as original sash windows and fireplace, and is bright and spacious with high ceilings. Lurline Gardens is superbly situated a stone's throw from Battersea Park and a short walk to Chelsea Bridge. Ideally placed for excellent transport links provided by Queenstown Road and Battersea Park Stations (quick, direct access to Victoria, Vauxhall and Waterloo) with buses going into Chelsea and the West End. Also now just 12-15 minutes walk from the new Northern Line Tube extension at the Power Station. PLS NOTE PHOTOS WERE TAKEN PRIOR TO CURRENT TENANCY.

Wandsworth Council Tax band E. Good first time buy or letting investment. Service charge £4,296 including buildings insurance and contribution to reserve fund. 940 years unexpired lease, SHARE OF FREEHOLD. No Chain.

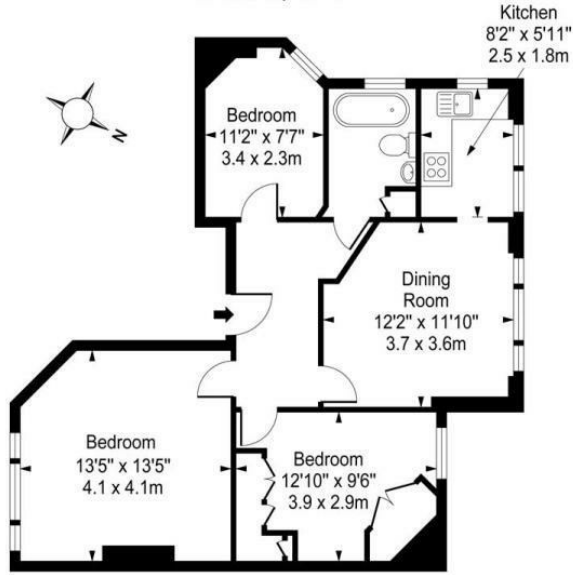
- Victorian Mansion Flat
- 1 or 2 Reception Rooms
- 2 or 3 Bedrooms
- High Ceilings
- Second floor
- Moments away from Battersea Park
- Close to Chelsea Bridge
- Power Station Tube Nearby
- Share of Freehold - 940 years Lease
- No Chain

£625,000

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.

**Albert Palace Mansions,
Lurline Gardens,
Battersea, SW11**



Second Floor

Approx Gross Internal Area **684 Sq Ft - 63.5 Sq M**
 For Illustration Purposes Only - Not To Scale
 photosandfloorplans.com ©



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.