



Lurline Gardens | London, SW11



Exceptional raised ground floor period conversion flat with private south facing terrace in fantastic residential setting moments away from Battersea Park and a short walk from Chelsea Bridge. The accommodation comprises a good size open plan reception/dining room and kitchen opening onto the terrace, two decent double bedrooms and contemporary bathroom.

It's ideally placed for both Queenstown Road and Battersea Park Stations (quick, direct access to Waterloo, Victoria and Clapham Junction) and the Northern Line extension at Battersea Power Station, with good choice of local bars, restaurants and cafe's. On street resident's parking permit on application to Wandsworth.

Long lease of 900 years unexpired. Wandsworth Council Tax band D. Currently tenanted, available with no chain.

- Period Conversion Flat
- Raised Ground Floor
- Private South Facing Terrace
- 2 Double Bedrooms
- Wooden Flooring
- Excellent Transport Links
- Moments from Battersea Park
- Short Walk To Battersea Power Station (Northern Line)
- Long Lease 900 Years
- Wandsworth Council Tax Band D

Offers In Excess Of £725,000

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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	74	69	73
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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