



£330,000
Leasehold

- Grade II listed Victorian college conversion Studio
- Open plan Kitchen Fully Fitted with Dishwasher
- Bathroom with Shower and WC and Hand Basin
- Large Storage cupboard with Washing Machine
- French Doors leading onto patio Area
- Front Desk Concierge
- Shared Roof terrace
- Nearest Tube Station Battersea Power Station
- Nearest Train Station Battersea Park and Queenstown road
- Close to Battersea Park , shops and Restaurant's

Battersea Park Road | London, SW11



We at Eden Harper are delighted to present to the market this spacious studio apartment situated within this Grade II listed Victorian college conversion, within close proximity to Battersea Park.

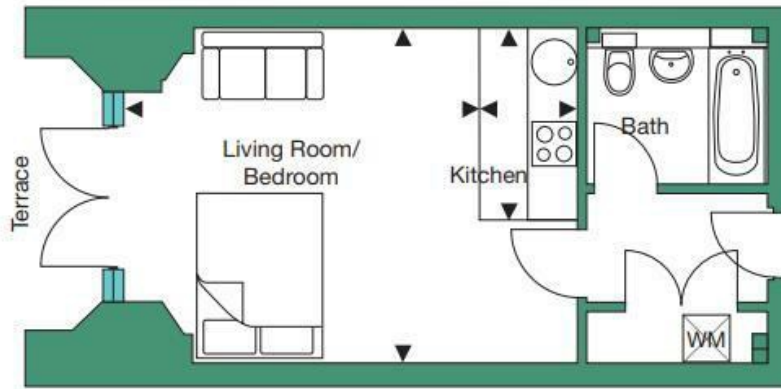
The property is beautifully presented throughout, comprising a spacious living/kitchen area leading out onto a private patio terrace and a superbly finished bathroom.

Kingsway Square include a concierge, lifts, communal roof top gardens and is within close proximity to Battersea Power station and a wide range amenities and transport links.

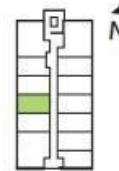
Leasehold Information

Number of years remaining on the lease: years

Current ground rent and any review period: Wandsworth Council tax band: D



Ground Floor

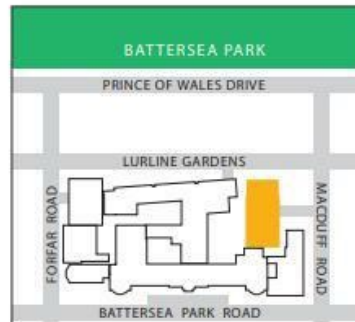


Ground Floor

Plot C 03

Studio	14'4" x 13'4"	4370mm x 4060mm
Kitchen	7'5" x 3'10"	2260mm x 1150mm

Ground Floor maximum ceiling height is 2.11m*.
*Note - Individual room heights may vary.
Dimensions are indicative.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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