



## Meath Street | London, SW11



Well-presented one bedroom flat on a superb residential road just moments away from Battersea Park and Chelsea Bridge.

Comprises bright reception room with wooden flooring, good sized double bedroom and bathroom with shower over bath. It's on the first floor of a well-maintained block with communal gardens.

Has excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk (direct trains to Waterloo in 10 minutes and Victoria in 5 minutes). Also has the new Northern Line Tube stop at the Power Station within 7-8 minutes walk and there are great bus services locally into the West End, Westminster and the City.

The lease is currently being extended to over 150 years.

Wandsworth council tax band B. Ideal first-time purchase or letting investment.

**£400,000**

### Viewing

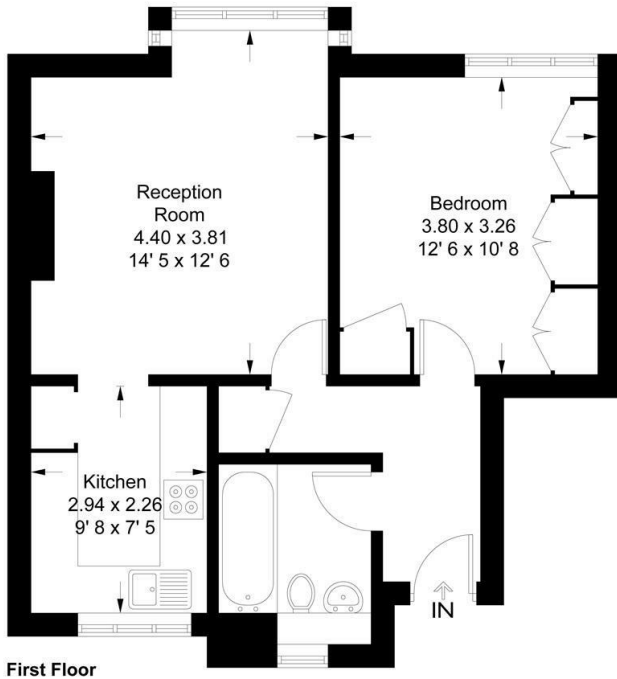
Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

- Low-Rise Brick Building
- One Bedroom Apartment
- First Floor
- Separate Reception Room And Kitchen
- Short Walk to Chelsea Bridge And Battersea Park
- Queenstown Road and Battersea Park Stations Moments Away
- Close to Battersea Power Station Tube (Northern Line)
- Excellent First Time Buy or Rental Investment
- Highly Sought After Residential Road
- 498 Sq Ft (46 Sq Metres)



## Queens Court

Approximate Gross Internal Area = 498 sq ft / 46.3 sq m



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
65	80

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
65	84



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.