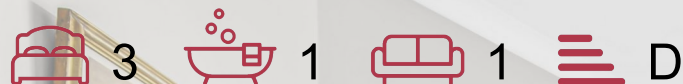




Lurline Gardens | London, SW11



Stunning top floor period mansion flat in superb setting moments away from Battersea Park, a short walk from Chelsea Bridge and Battersea Power Station.

The accommodation is just under 1000 square feet and comprises impressive double aspect reception room and kitchen with French doors onto private south facing balcony with far reaching views. Modern marble topped kitchen with breakfast bar, 2 large double bedrooms, smaller third double bedroom and contemporary bathroom with roll top bath and freestanding shower. Features include sash windows, high ceilings, solid wooden flooring and ample fitted storage.

Albert Palace Mansions is in a quiet residential road but with excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk providing direct trains to Waterloo (10 minutes) and Victoria (5 minutes) as well as the new Northern Line Tube Extension at Battersea Power Station.

On street resident's parking permit available on application. Wandsworth Council Tax Band E, long lease of 149 years

Asking Price £900,000

Viewing

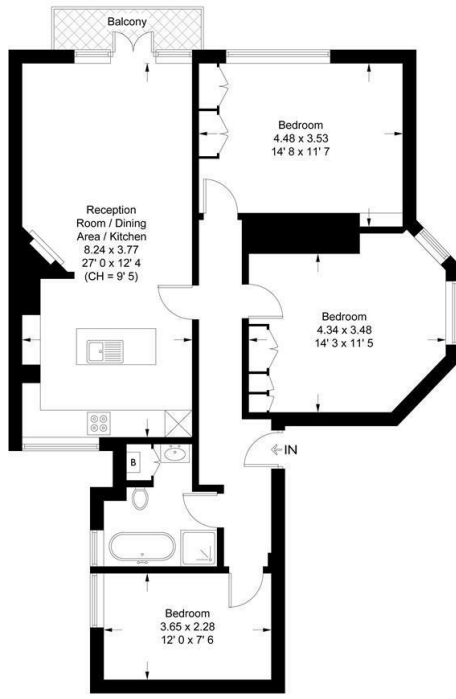
Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

- Period Mansion Flat
- Top Floor
- 3 Double Bedrooms
- Open Plan Double Length Reception and Kitchen
- South Facing Private Balcony
- Bathroom with Freestanding Shower
- Masses of Natural Light
- Excellent Transport Links
- Close to Battersea Park and Chelsea Bridge
- Well Placed for Battersea Power Station



Albert Palace Mansions

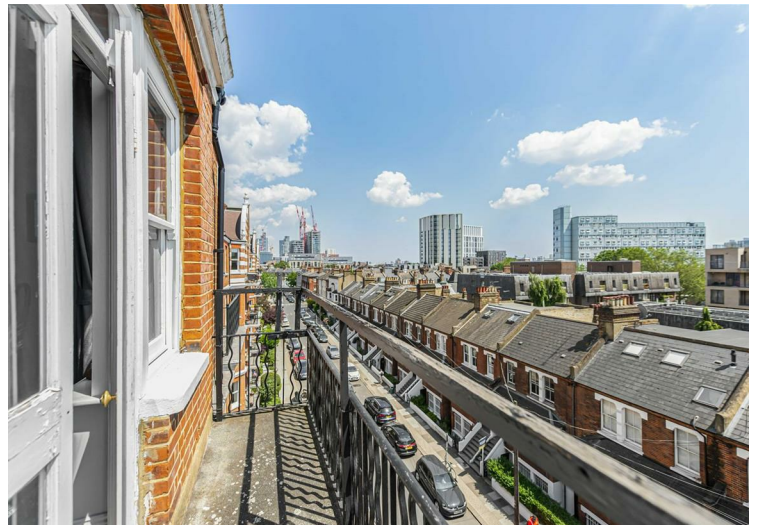
Approximate Gross Internal Area = 967 sq ft / 89.8 sq m



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		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>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<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>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	62		76
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.