



## Albert Palace Mansions | , SW11

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Fantastic, good size first floor Victorian mansion flat in superb residential setting alongside the wide-open spaces of Battersea Park, a short walk from Chelsea Bridge. The beautifully presented accommodation is just under 900 sq ft and comprises attractive bright reception room opening onto south facing private balcony, separate Eat-in kitchen. 2 double bedrooms, bathroom with shower over the bath and separate W.C.

Ideally placed for both Queenstown Road and Battersea Park Stations, providing quick access to Victoria, Waterloo and Clapham Junction as well as the Northern Line Extension Tube stop at Battersea Power Station.

On street resident's parking permit available on application through Wandsworth.

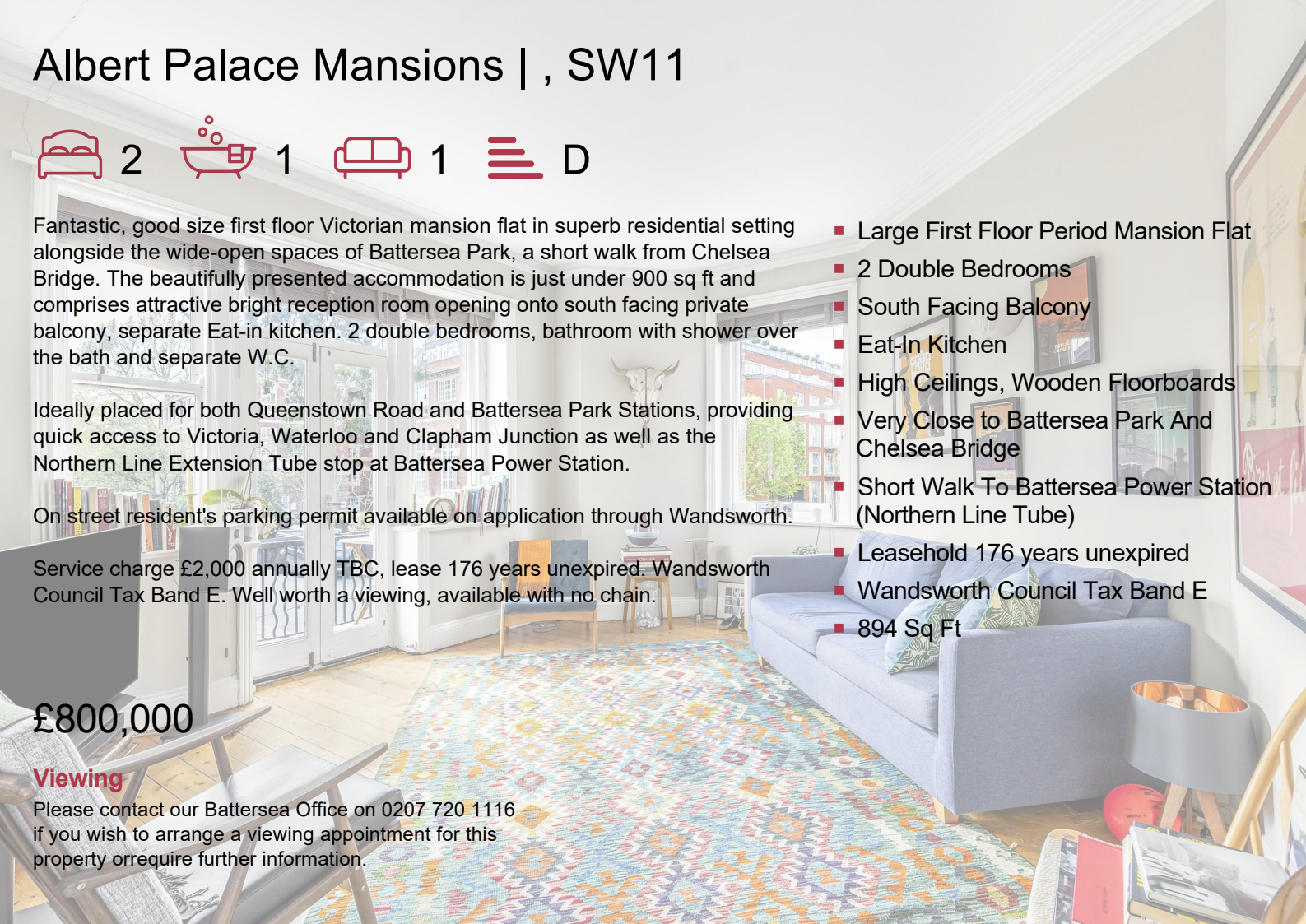
Service charge £2,000 annually TBC, lease 176 years unexpired. Wandsworth Council Tax Band E. Well worth a viewing, available with no chain.

- Large First Floor Period Mansion Flat
- 2 Double Bedrooms
- South Facing Balcony
- Eat-In Kitchen
- High Ceilings, Wooden Floorboards
- Very Close to Battersea Park And Chelsea Bridge
- Short Walk To Battersea Power Station (Northern Line Tube)
- Leasehold 176 years unexpired
- Wandsworth Council Tax Band E
- 894 Sq Ft

**£800,000**

### 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.

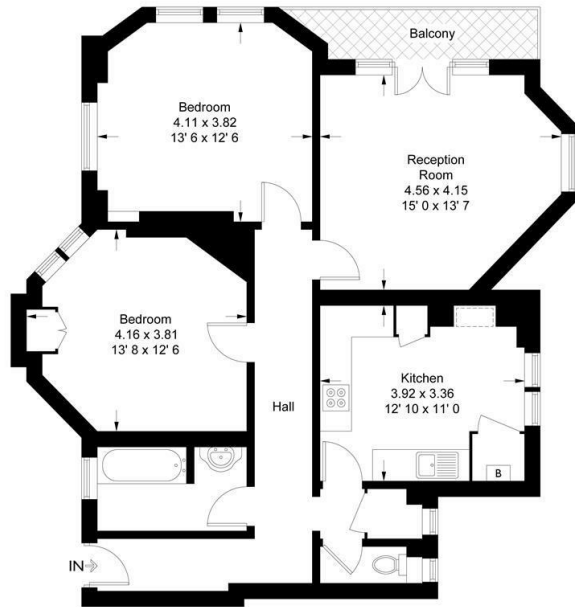


# Albert Palace Mansions

Approximate Gross Internal Area = 892 sq ft / 82.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 2 sq ft / 0.2 sq m  
 Total = 894 sq ft / 83.1 sq m



= Reduced headroom below 1.5m / 5'0"



First Floor

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

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (92 plus) A                                 |         | 81        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 67      |           |
| (55-68) D                                   |         |           |
| (38-54) E                                   |         |           |
| (21-37) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

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### Environmental Impact (CO<sub>2</sub>) Rating

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
|---|---------|-----------|
| (92 plus) A   |         | 87        |
| (81-91) B   |         |           |
| (69-80) C   | 66      |           |
| (55-68) D   |         |           |
| (38-54) E   |         |           |
| (21-37) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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