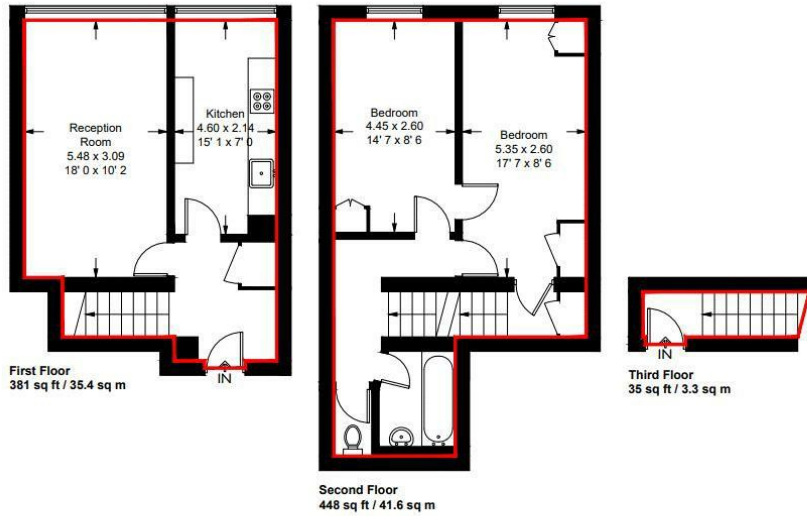![edenharper logo]

Battersea Park Road | London, SW11
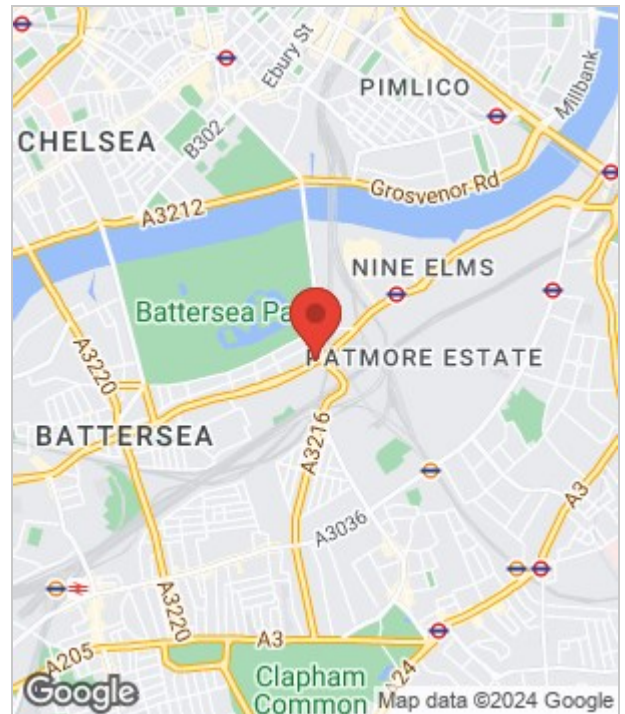## Offers In Excess Of £300,000

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Park Court

Approximate Gross Internal Area = 864 sq ft / 80.3 sq m

First Floor
381 sq ft / 35.4 sq m

Reception Room
5.48 x 3.09
18' 0 x 10' 2

Kitchen
4.60 x 2.14
15' 1 x 7' 0

Second Floor
448 sq ft / 41.6 sq m

Bedroom
4.45 x 2.60
14' 7 x 8' 6

Bedroom
5.35 x 2.60
17' 7 x 8' 6

Third Floor
35 sq ft / 3.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	75	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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.

- Excellent First Time Buy or Rental Investment
- Well Maintained Block
- Spilt Level Flat
- Very Close To Battersea Park
- Close to Battersea Power Station Tube (Northern Line)
- Two Double Bedrooms
- Separate Reception Room And Eat-In Kitchen
- Short Walk to Chelsea Bridge
- Queenstown Road and Battersea Park Stations Moments Away
- AVAILABLE TO CASHBUYERS ONLY DUE TO LENDING RESTRICTIONS

This split level 2nd floor flat in a well maintained block is an excellent investment opportunity. The accommodation is arranged over 2 floors and comprises a good size reception room, separate eat-in kitchen, 2 double bedrooms, bathroom and separate W.C.

The flat is a short walk from the wide open spaces of Battersea Park and Chelsea Bridge is also close by.

The property is very close to both Battersea Park and Queenstown Road Stations (5 minutes to Victoria, 10 minutes to Waterloo). Also in an ideal spot just 10 minutes walk from Battersea Power Station with its extensive shopping and riverside bars, restaurants and coffee shops. with new Northern Line Tube Stop. Off street residents' parking permit via Wandsworth.

90 year lease remaining. Annual Service Charge is approx £1,200 TBC. Due to lending restrictions the purchase is open to cash buyers only. Wandsworth Council Tax Band A, available with no chain.