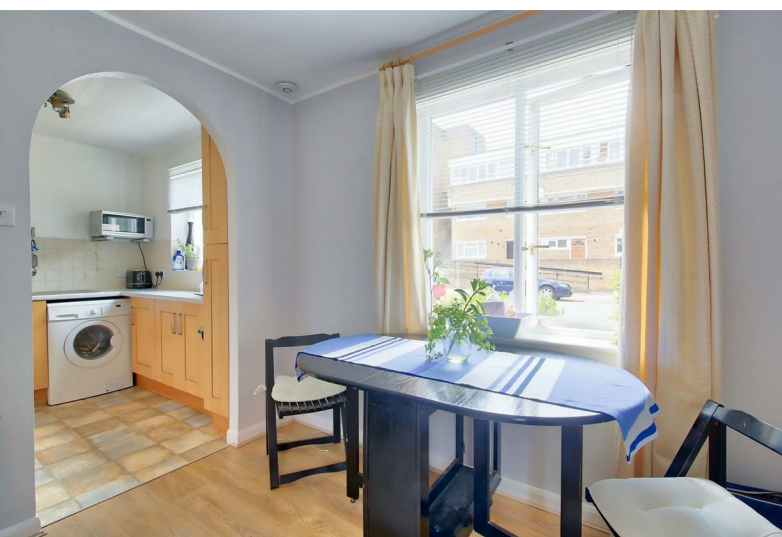


# Winders Road | London, SW11



**£1,850 Per Month**

- Modern Purpose Built Flat • One Bedroom • Laminated Wooden Flooring • Reception and Separate Kitchen • Private Decked Garden • Off Street Parking Space • Close to Battersea Park • Short Walk to Clapham Junction • Ideal for professional Single or Couple • Part Furnished

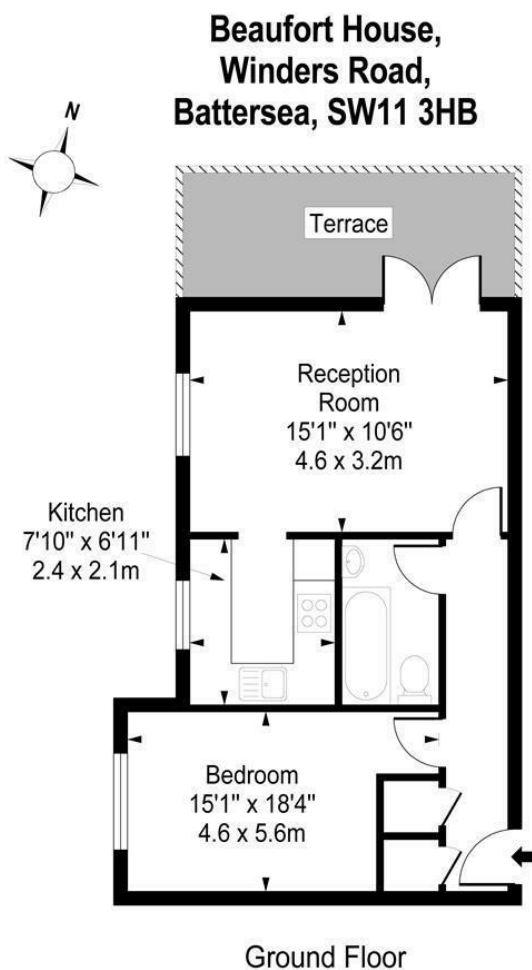
# Winders Road | London, SW11



Fantastic garden flat in smart modern building ideally placed for the cafes and restaurants of Battersea Square and a short walk from Clapham Junction with the wide open spaces of Battersea Park also within easy reach.

The flat comprises large reception room including ample dining space and with double doors opening onto a private decked garden. There's a separate modern kitchen, good size double bedroom and a bathroom with bathtub and shower. Off-street parking space is also included. Presented in good order with laminated wooden flooring and double glazed windows.

Wandsworth Council Tax band C. Available immediately part furnished.



Approx Gross Internal Area **441 Sq Ft - 41.0 Sq M**

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	53
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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