



Battersea Park Road | Battersea, SW11



Charming 'upside-down' split level apartment above commercial premises ideally located close to Battersea Park and Chelsea Bridge and fantastically situated just 12 minutes walk from the new Battersea Power Station Development.

The accommodation is spread over the top 2 floors and comprises of an eat-in kitchen, loft style reception room with space for dining and ample storage, good size master bedroom, further single bedroom/small double and bathroom with shower over bath.

Benefits from excellent transport links with both Queenstown Road and Battersea Park Stations within 4 minutes walk (direct trains are 11 minutes to Waterloo, 5 minutes to Victoria) and with the Northern Line Tube option at the Power Station. Good bus services too into the West End, Westminster or the City. There is free on-street parking directly opposite if available.

Good choice of local amenities including the wide range of shops, riverside bars, coffee shops and restaurants at the new Battersea Power Station Development. Wandsworth Council Tax Band C, Long lease of 151 years, annual service charge £972, available with no chain.

- Period Conversion Flat
- Top Floors
- Split Level
- 2 Bedrooms
- Good Size Reception/Dining Room
- Separate Eat-In Kitchen
- Short Walk to Chelsea Bridge
- Very Close to Battersea Park
- Ideal for Battersea Power Station Tube
- Long Lease 151 Years


Guide Price £395,000

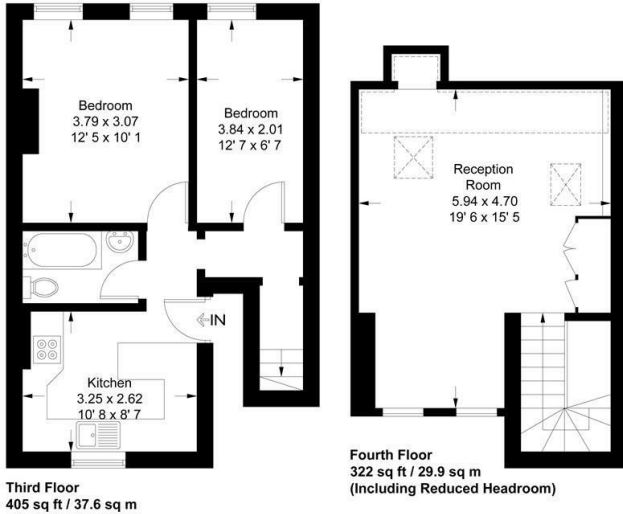
Viewing

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

Battersea Park Road

Approximate Gross Internal Area = 684 sq ft / 63.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 43 sq ft / 4 sq m
 Total = 727 sq ft / 67.5 sq m

 = Reduced headroom below 1.5m / 5'0"



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		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC



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