



## Turpin House | , SW11



Very good size (991 sq ft) split level 2nd floor flat in well maintained purpose built block perfectly placed seconds from Battersea Park and Queenstown Road stations providing quick direct trains to Victoria (5 minutes) and Waterloo (11 minutes). Also 10 minutes walk from the Northern Line Tube extension at Battersea Power Station.

The accommodation comprises large reception room with space for dining table, separate kitchen, and upstairs 2 decent double bedrooms, 1 smaller double bedroom and bathroom.

Located close to Chelsea Bridge and the wide-open spaces of Battersea Park as well as the riverside bars, coffee shops and restaurants by the Power Station. Benefits from Residents' off-street parking.

Fantastic opportunity as a home or investment with great potential and a strong yield for letting investors. 88 Years lease, Wandsworth Council Tax band A, service charge £1,634 per annum. CASHBUYERS ONLY DUE TO CURRENT LENDING RESTRICTIONS. Available chain free.

- Large 991 Sq Ft Split level Flat
- Three Double Bedrooms
- Large Reception Room
- Separate Kitchen
- Well Maintained Block
- Fantastic Location
- Queenstown Road and Battersea Park Stations Moments Away
- Short Walk To Battersea Park And Chelsea Bridge
- Close to Battersea Power Station Tube (Northern Line)
- AVAILABLE TO CASHBUYERS ONLY DUE TO LENDING RESTRICTIONS

### Offers In Excess Of £300,000

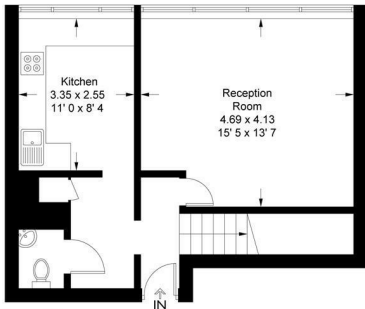
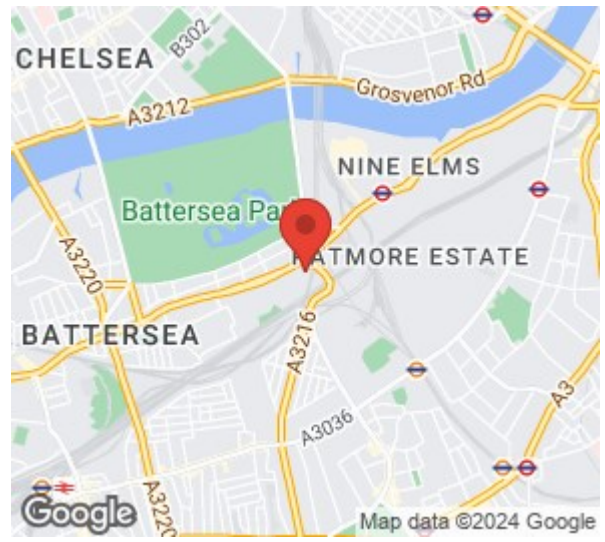
#### Viewing

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

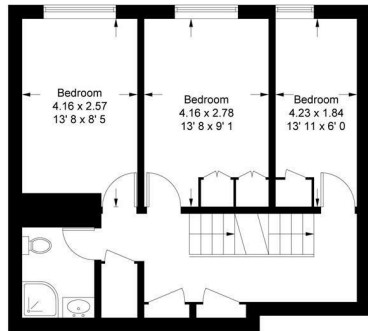


# Turpin House

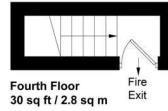
Approximate Gross Internal Area = 991 sq ft / 92.1 sq m



Second Floor  
444 sq ft / 41.3 sq m



Third Floor  
517 sq ft / 48 sq m



Fourth Floor  
30 sq ft / 2.8 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		Current	Potential
Very energy efficient - lower running costs			
(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		77	77
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			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		51	53
EU Directive 2002/91/EC			



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.