



Ascalon Street | , SW8



Top floor apartment in small modern 3 storey purpose built block located in fantastic setting moments away from the Battersea Power Station Development. Comprises reception room opening into fully integrated kitchen, 2 decent double bedrooms, bathroom and private west facing balcony.

Has laminated wooden flooring, gas central heating and masses of natural light. Situated within 2-3 minutes walk of the new Northern Line Tube Stop at the Power Station and the extensive range of shopping, as well as riverside bars, coffee shops and restaurants.

Both Queenstown Road and Battersea Park Stations are within 10 minutes walk offering mainline trains to Waterloo (11 minutes) and Victoria (5 minutes) and there's a good choice of buses into the West End, Westminster and the City.

Also well placed for the wide open spaces of Battersea Park as well as Chelsea Bridge which provides a short walk into Sloane Square.

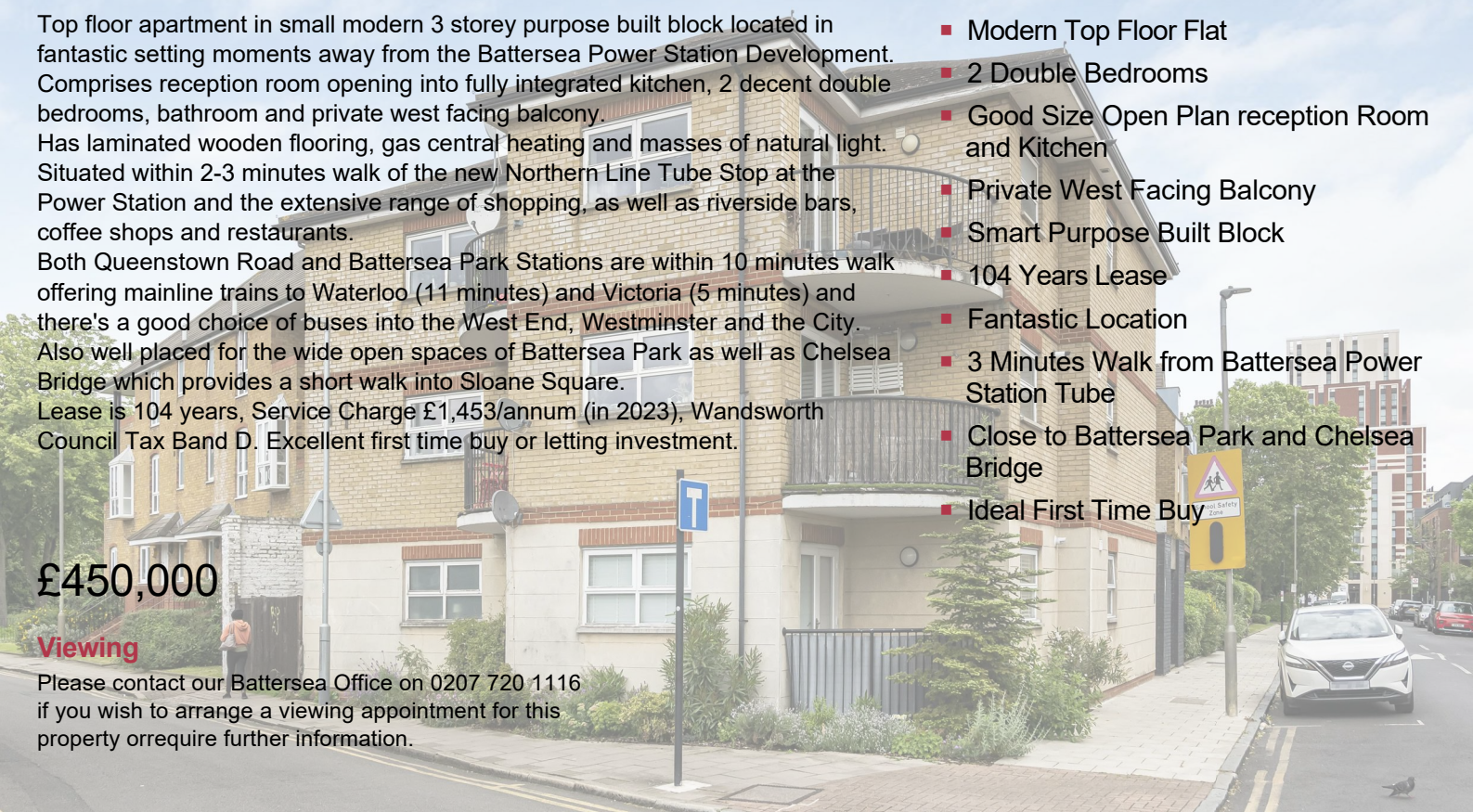
Lease is 104 years, Service Charge £1,453/annum (in 2023), Wandsworth Council Tax Band D. Excellent first time buy or letting investment.

- Modern Top Floor Flat
- 2 Double Bedrooms
- Good Size Open Plan reception Room and Kitchen
- Private West Facing Balcony
- Smart Purpose Built Block
- 104 Years Lease
- Fantastic Location
- 3 Minutes Walk from Battersea Power Station Tube
- Close to Battersea Park and Chelsea Bridge
- Ideal First Time Buy

£450,000

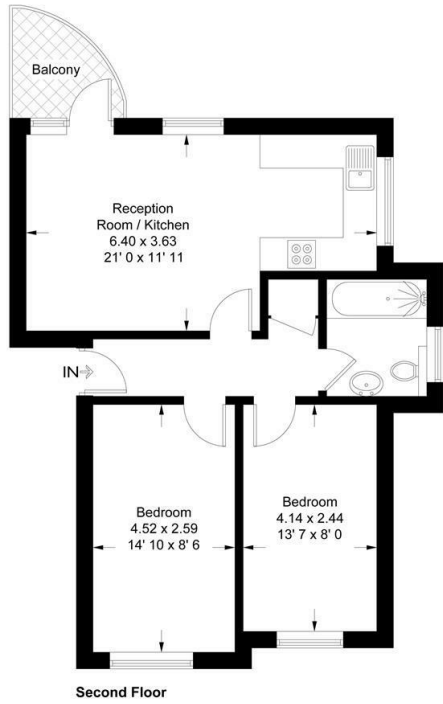
Viewing

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



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Approximate Gross Internal Area = 587 sq ft / 54.5 sq m

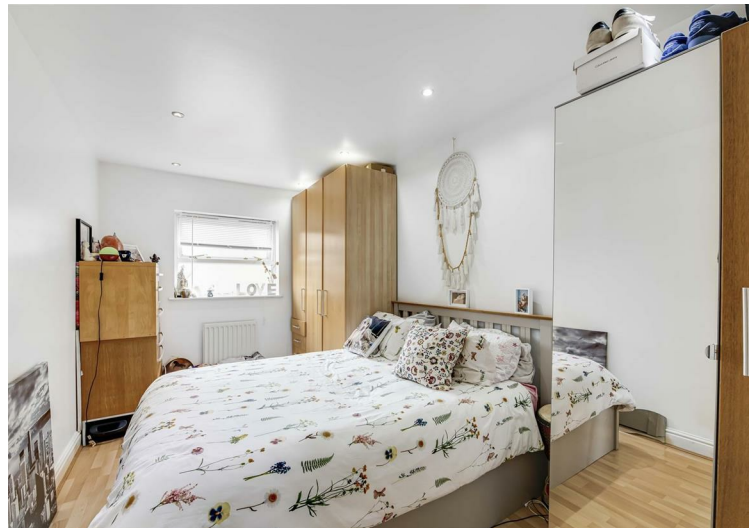


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. 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 |
| 75 | 75 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 77 | 77 |



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