

**£285,000**  
**Leasehold**

- Purpose Built Flat • Accommodation Over 2 Floors • 2 Large Double Bedrooms • Fantastic Private Terrace • Reception Room and Modern Separate Kitchen • 873 Sq Ft Accommodation • Highly Desirable Location • Close to Battersea Park & Chelsea Bridge • Battersea Power Station Tube Nearby • Wandsworth Council Tax Band A



Fantastic size split level purpose built flat in extremely popular setting moments away from the wide open spaces of Battersea Park, a short walk from Chelsea Bridge and Battersea Power Station.

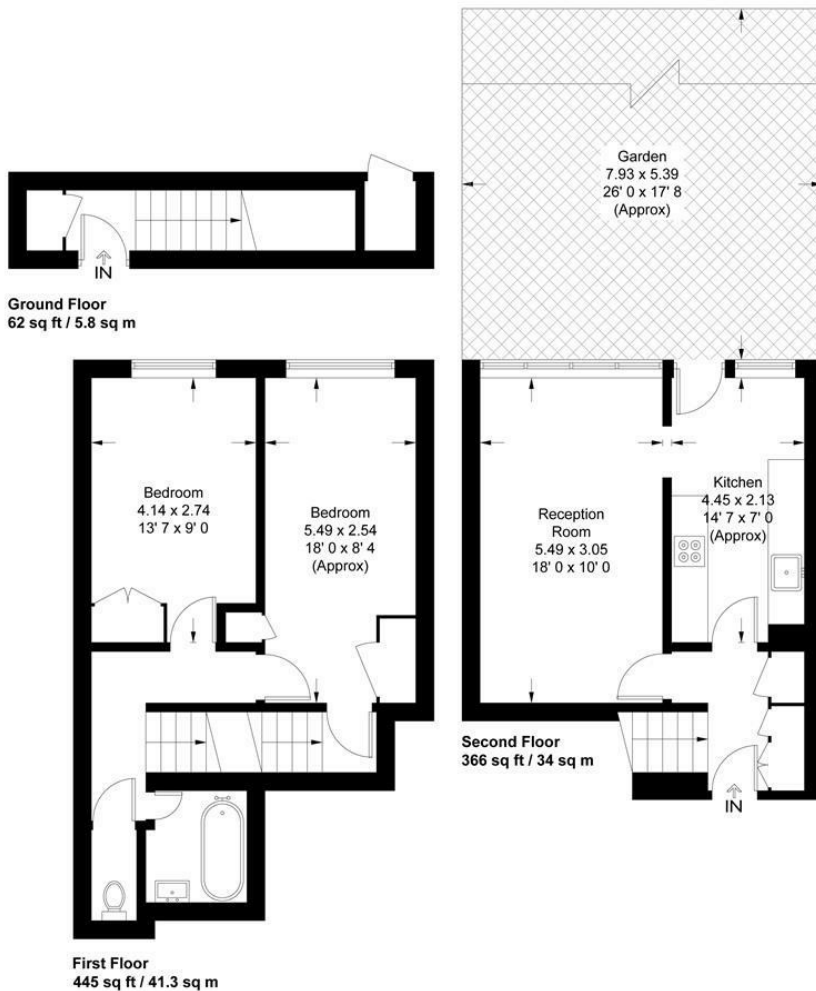
The accommodation is set out over 2 floors with large reception room and separate modern kitchen downstairs and with 2 large double bedrooms, bathroom and separate WC on the floor above. One of its best features is a good size enclosed private East-facing terrace.

Features include wooden flooring, double glazed windows and ample storage space. Has its own secure fire escape stairwell to the floor above and comes with separate storage cupboard. Generally in good order but the walls need decorating and the bathroom needs to be updated.

Benefits from excellent transport links with both Queenstown Road and Battersea Park Stations within 5-6 minutes walk (trains are 11 minutes to Waterloo and 5 minutes to Victoria) as well as the new Northern Line Tube stop at the Power Station. Available to CASHBUYERS ONLY due to current lending restrictions. Offers ideal accommodation to a young family or great potential as letting investment. Lease 85 years, service charge £1,800/annum, Wandsworth Council Tax Band A, no Chain.

## Arthur Court

Approximate Gross Internal Area = 873 sq ft / 81.1 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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.