

Charlotte Despard Avenue | , SW11



**£2,600 Per Month**

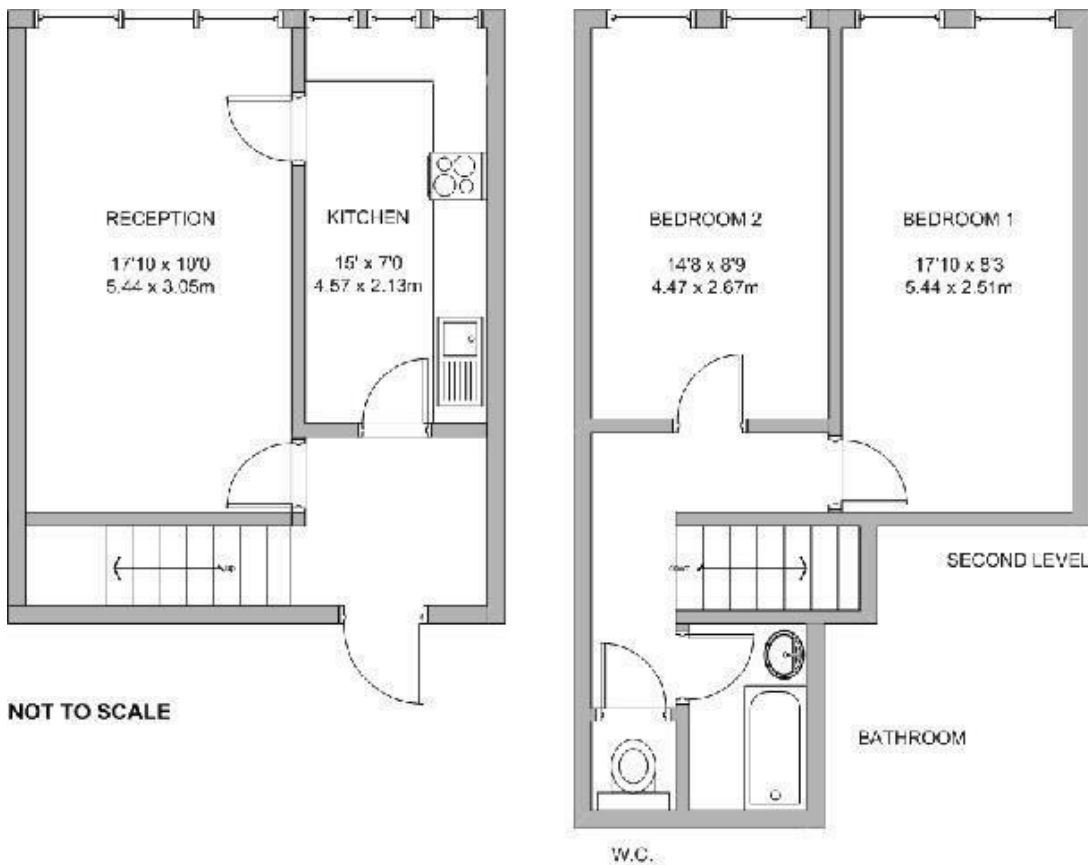
- Purpose Built Flat • 3 Double Bedrooms • Split Level Accommodation • 17 ft Open Plan Reception Room and Kitchen • Close to Battersea Park and Chelsea Bridge • Excellent Transport Links • Short Walk to Battersea Power Station Tube • Ideal for 3 Professional Sharers • Unfurnished • Available Immediately

A smart split level flat in a purpose built block located in fantastic setting close to Battersea Park and Chelsea Bridge.

The accommodation is laid out over 2 floors and comprises large 17 ft open plan reception room and kitchen, 3 double bedrooms, bathroom and WC. The flat also has a brand new washing machine.

The flat is well placed for both Battersea Park and Queenstown Road Stations (5 minutes to Victoria and 11 minutes to Waterloo) and a short walk from the new Northern Line Tube stop at Battersea Power Station.

There are numerous bus services into the West End and City. Tesco Express is just moments away. Wandsworth Council Tax Band A. Available from July 13th unfurnished. Ideal for professional sharers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(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			
(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.