



£300,000
Leasehold

- Beautifully Presented Flat • One Bedroom • Reception Room and Separate Eat-in Kitchen • Access to West Facing Balcony • Wooden Flooring • Masses of Natural Light • Excellent Transport Links • Close to Battersea Park and Chelsea Bridge • Walking Distance to Battersea Power station Tube • Lease over 115 Years

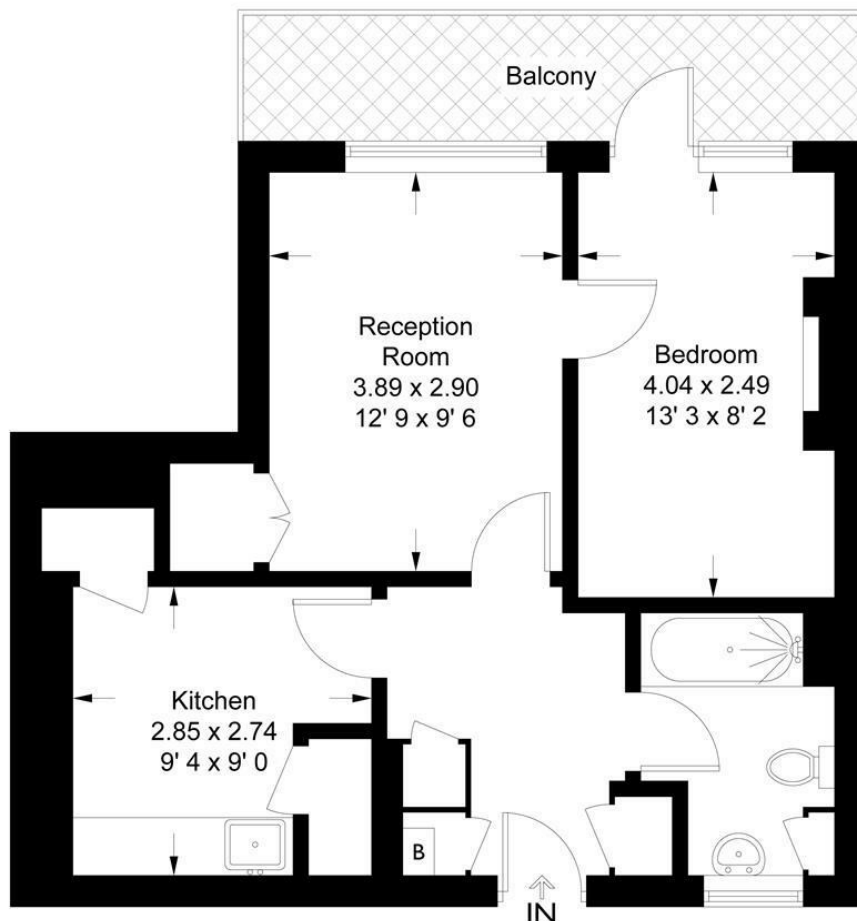
Beautifully presented one bedroom flat in purpose built block situated in highly desirable location close to Battersea Park and Chelsea Bridge. Comprises reception room, well appointed separate eat-in kitchen with walk-in larder, double bedroom and smart contemporary bathroom with shower over bath.

The flat has been greatly improved and refurbished by the current owner to provide stylish, modern accommodation including study area in the bedroom. Features include wooden flooring, good storage space, masses of natural light and access to useful west facing balcony. Benefits from excellent transport links with both Battersea Park and Queenstown Road Stations within a few minutes walk (5 minutes to Victoria and 11 minutes to Waterloo). The brand new Northern Line Tube Stop at Battersea Power Station is also within easy reach and there are numerous good bus services into the West End and City.

Wandsworth Council Tax band A. Lease is 115 years, service charge is £1,400/annum including ground rent and buildings insurance. Ideal first time buy or letting investment.

Macdonald House

Approximate Gross Internal Area = 484 sq ft / 45 sq m



Fourth Floor

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		80	80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.