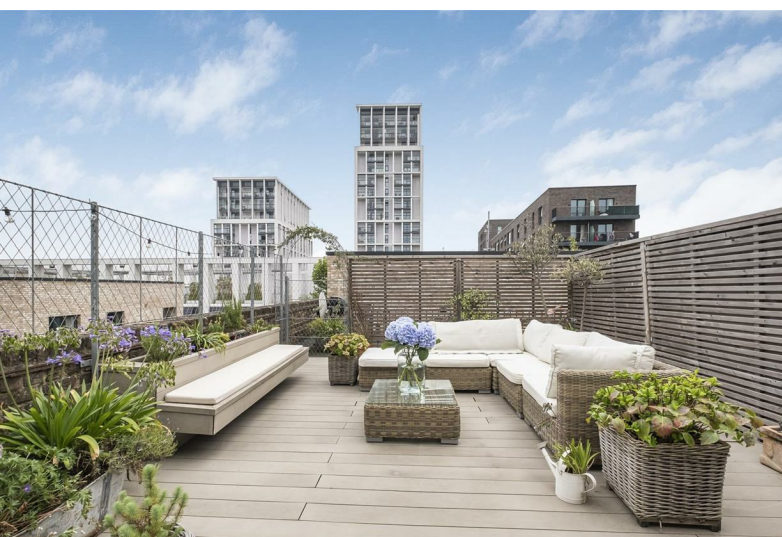


Battersea Park Road | London, SW8



£690,000
Leasehold

- Fantastic Split Level Flat • Stunning Private South Facing Terrace • Flexible Accommodation • Top 2 Floors • Masses of Natural Light • 710 sq ft Accommodation • Situated Above The Masons Arms • A Few Minutes Walk from Battersea Power Station • Very Close to Mainline Stations • Well Placed for Battersea Park and Chelsea Bridge

Battersea Park Road | London, SW8



This exceptional split-level apartment features a stunning 20 ft private south-facing terrace and is conveniently located just south of Chelsea Bridge, only a few seconds' walk from Queenstown Road and Battersea Park Stations, offering quick access to Waterloo and Victoria. It's also ideally positioned for the Battersea Power Station development and Northern Line Tube extension as well as numerous buses into the West End and City.

The layout is flexible, with a large open-plan living area and kitchen with solid wood flooring that opens onto the terrace, a double bedroom or an alternative reception room (the flat is currently set up as a one-bedroom unit), and contemporary bathroom. A spiral staircase leads to a loft-style bedroom with Velux skylights on the top floor. Situated on the top floor of a Victorian building above the Mason's Arms, this flat has a stylish, modern vibe and offers superb accommodation with masses of natural light.

The new Power Station development provides a wide range of shopping with riverside bars, restaurants and coffee shops. Wandsworth Council Tax Band C. Lease 95 years, Building Insurance £109/year, Ground Rent £150/year. Available with no onward chain, a must-see!



SECOND FLOOR

THIRD FLOOR

Battersea Park Road, SW11
 Gross internal area 710 sq ft/66 sq metres
 ©photosandfloorplans.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(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		50	51
(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.



Eden Harper
 64 Battersea Park Road, London, SW11 4JP
0207 720 1116
 info@edenharper.com
 www.edenharper.com