

Battersea Park Road | London, SW11



£300,000
Leasehold

- Purpose Built Flat • 2 Double Bedrooms • Top Floor with Lift Access • Large Reception Room • Separate Kitchen • Fantastic Views • Masses of Natural Light • Close to Overground and Tube • Lease 90 years • CASHBUYERS ONLY

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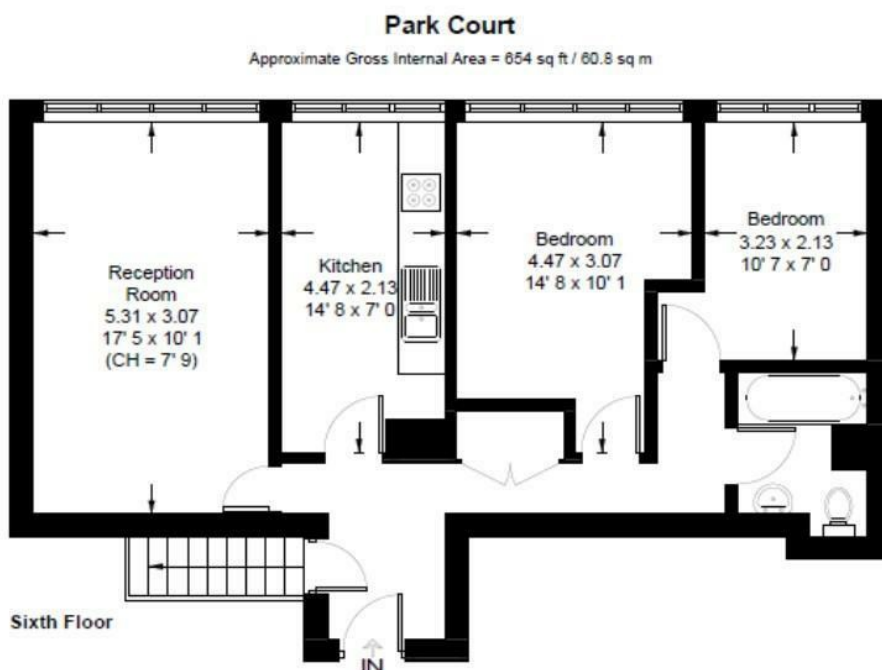


CASHBUYERS ONLY DUE TO LENDING RESTRICTIONS. Good size top floor flat in smart purpose built block in fantastic location close to Battersea Park and Chelsea Bridge, approx. 10 minutes walk from Battersea Power Station.

The 654 sq ft accommodation comprises large reception room, separate kitchen, 2 decent double bedrooms and bathroom.

The building has 2 lifts and is well maintained by the residents. there are excellent transport links with both Queenstown Road and Battersea Park Stations within 3 minutes walk (10 minutes to Waterloo and 5 minutes to Victoria). the Northern Line Tube Stop at Battersea Power Station is also nearby and there are very good bus services into the West End and City.

Lease is 90 years, Latest Annual Service Charge £1,200 TBC. Wandsworth Council Tax Band A. Good letting investment. Available to **CASHBUYERS ONLY** due to lending restrictions. No chain.



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		
(69-80) C	69	74
(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

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.



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