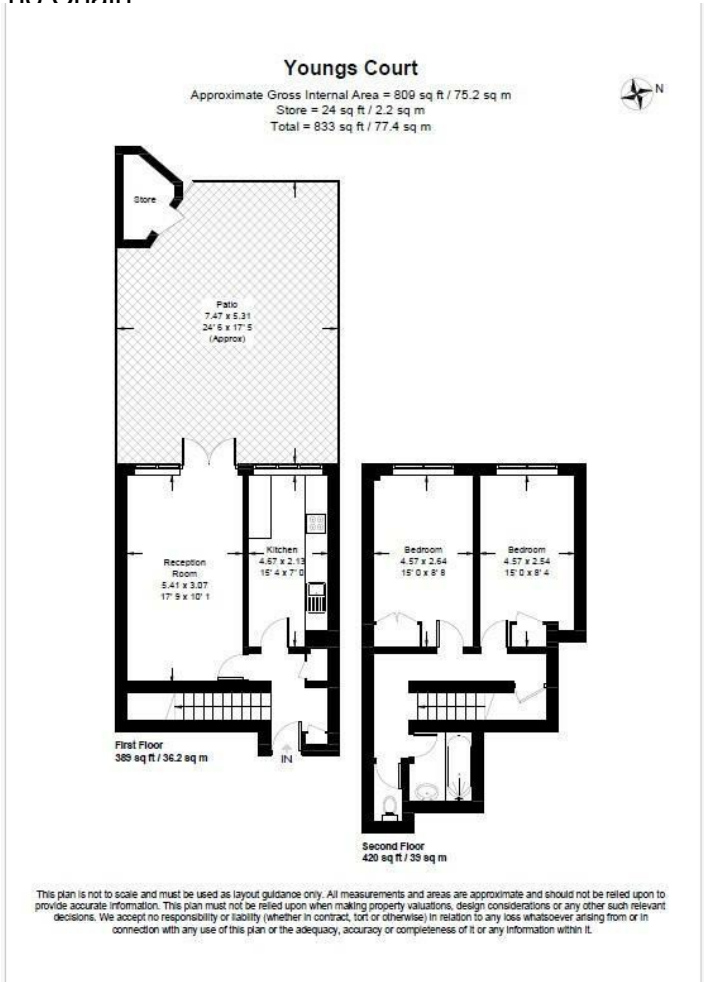




Offers In Excess Of £280,000
Leasehold

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

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 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 £1,731.90/annum (2024/2025) Wandsworth Council Tax Band A, no Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	71
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.