

Rawson Street | London, SW11



Asking Price £425,000
Leasehold

- Purpose Built Flat • Two Double Bedrooms • Good Size Bright Reception Room • Separate Modern Eat-In Kitchen • 718 Sq Ft Accommodation • Private West Facing Balcony • Close to Battersea Park Chelsea Bridge • Short Walk to Battersea Power Station • Fantastic Transport Links • Excellent First Time Purchase

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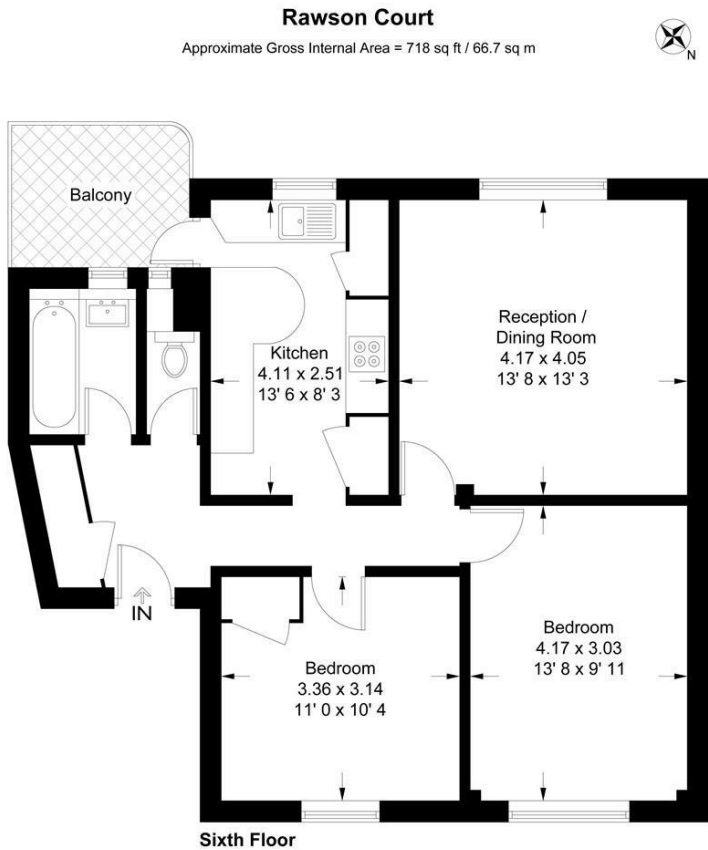
Outstanding 2 double bedroom flat located just moments from Battersea Park and Queenstown Road Stations (5 minutes to Victoria, 11 minutes to Waterloo) as well as the Northern Line Tube extension at Battersea Power Station.

The 718 sq ft accommodation comprises good size reception room, separate kitchen with breakfast bar that leads on to a private west facing balcony, main bedroom with fitted wardrobes, 2nd double bedroom, bathroom with over bath shower and separate W.C.

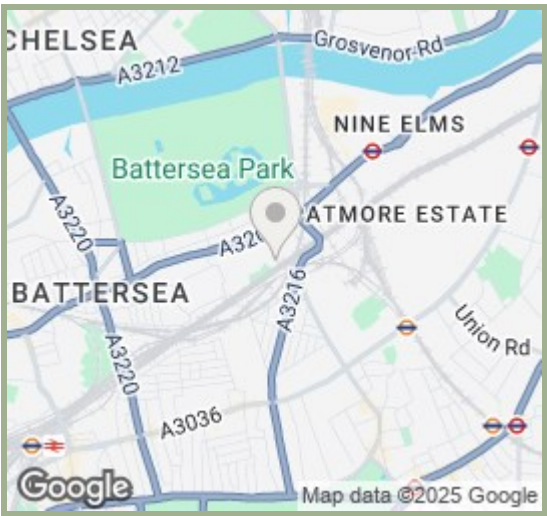
Situated on the 6th floor of a brick purpose built block in secure position directly off Battersea Park Road.

It's well placed for a wide range of local shops, riverside bars, restaurants and coffee shops and there's a Tesco Express moments away. Good bus services into the West End and City. Off street residents parking permit available on application. Wandsworth Council Tax Band C.

Lease is 86 years. Service Charge is approx £2,300/annum (TBC) including buildings insurance. This property is ideal for a first time buyer or buy-to-let investor.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
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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