



Offers In Excess Of £280,000 Leasehold

- Charming Purpose Built Flat • One Bedroom • Reception Room & Separate Kitchen • Good Size Kitchen • 5th Floor with Lift • 103 Years Lease • Moments from Battersea Park • Excellent Transport Links • Close to Battersea Power Station Tube • Ideal First Time Buy

Charming light and spacious one bedroom flat on the well managed Battersea Fields Estate, situated just a short walk from the wide open spaces of Battersea Park.

The accommodation is extremely well presented and comprises reception room, good size separate kitchen, double bedroom and bathroom with shower over bath. Located on the 5th floor of the building the flat has a long west facing balcony.

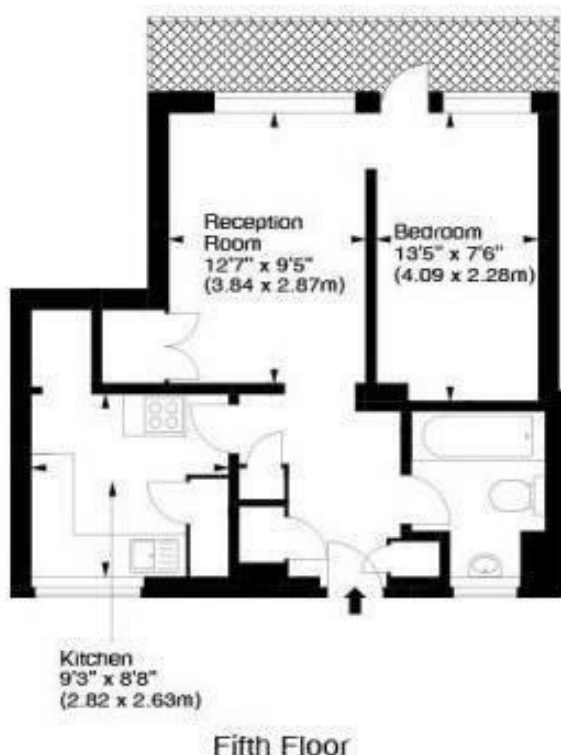
Located in a fantastic position it has excellent transport links, with both Queenstown Road and Battersea Park Stations within walking distance (direct trains 11 minutes to Waterloo and 5 minutes to Victoria). The new Northern Line Extension Tube stop at Battersea Power Station is also within easy reach as well as the wide range of shops, riverside bars, restaurants and coffee shops.

Offstreet residents parking permit available on application. Ideal first time purchase or pied-a-terre.

Wandsworth Council Tax Band A. Lease is 103 years, latest annual service charge is £1,530.

Macdonald House, SW11

Approx. Gross Internal Area
459 Sq Ft - 42.64 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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.