

Lurline Gardens | London, SW11



£475,000
Leasehold

• Stunning Purpose Built Flat • One Bedroom • Raised Ground Floor • 510 Sq Ft
Accommodation • 24 Hour Concierge • Communal Roof Terrace • Short Walk to Battersea Power
Station • Moments from Battersea Park • 107 Years Lease • No Chain

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Stunning raised ground floor purpose built flat in converted Victorian School development in fantastic spot moments away from Battersea Park, a short walk from Battersea Power Station Tube.

The 510 sq ft accommodation comprises large open plan reception room and modern kitchen, good size double bedroom and bathroom. Has masses of natural light and useful fitted storage space.

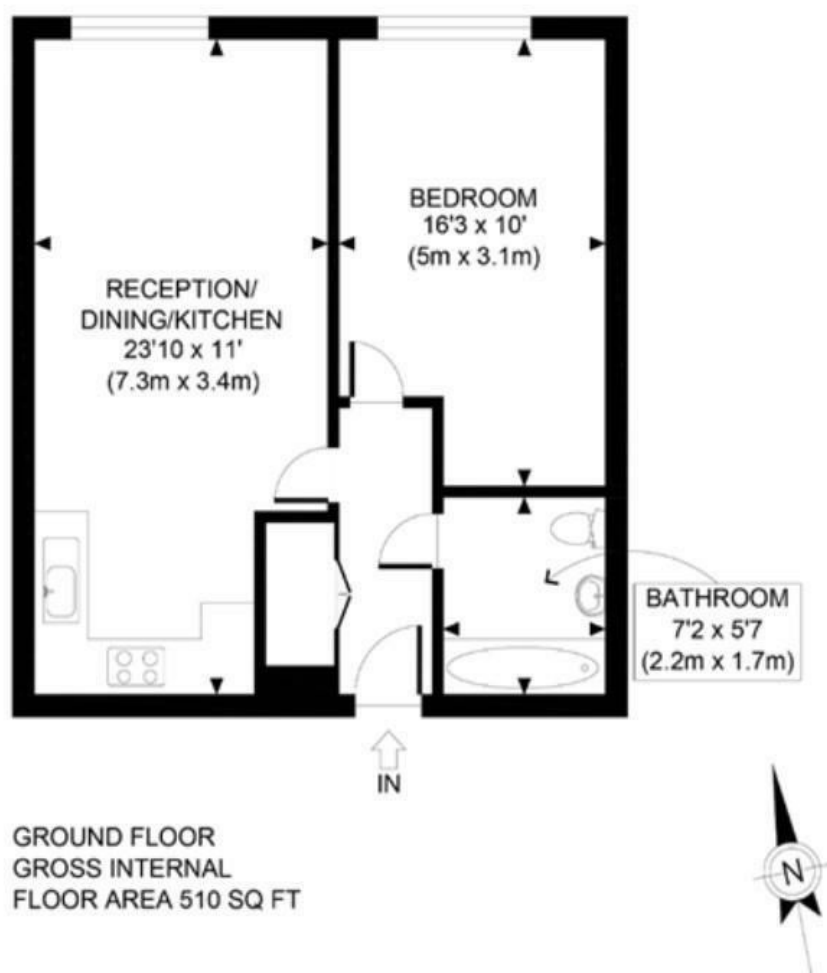
Drapers Court is the newbuild section of the development in the quietest position backing onto Lurline Gardens. Features include 24 hour concierge service, communal roof terrace, underground car park (space not included) and CCTV.

There are excellent transport links with both Queenstown Road and Battersea Park Stations close by (10 minutes to Waterloo and 5 minutes to Victoria) as well as numerous buses into the West End and City.

has fantastic choice of shops, riverside bars, restaurants and coffee shops all within easy reach.

Wandsworth Council Tax band E. Long lease of 107 years. Service charge is £793.50 per quarter including buildings insurance.

Ideal first time buy or investment property. Available with no chain.



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