



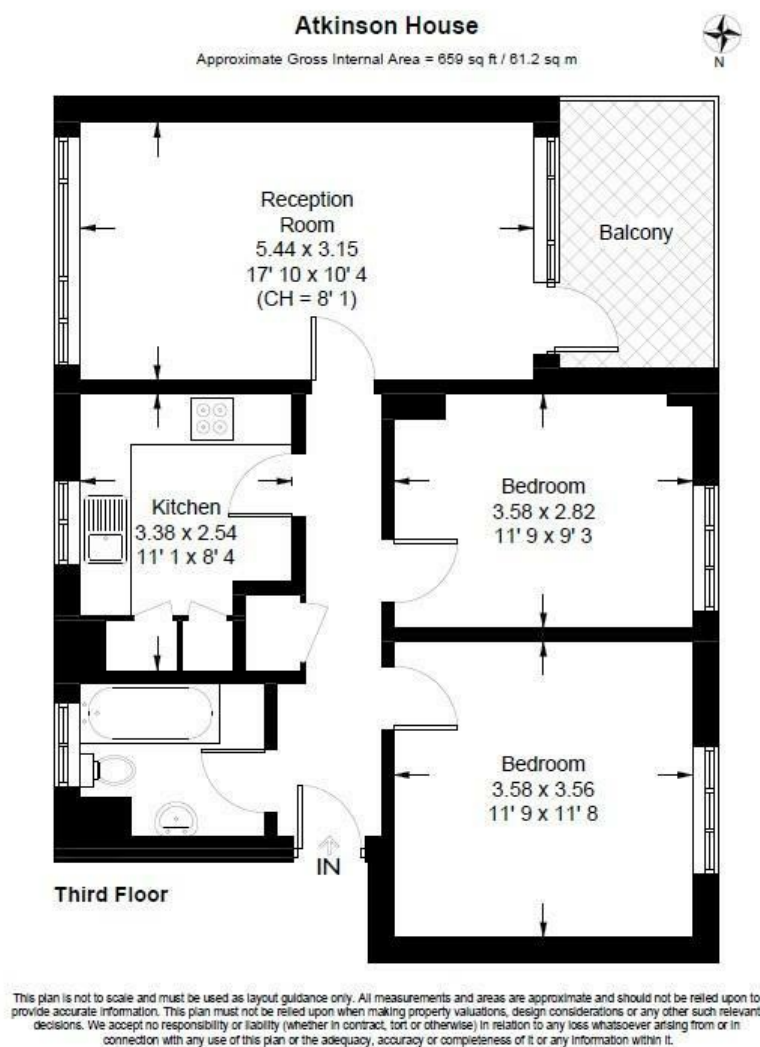
**£375,000**  
**Leasehold**

• 2 Double Bedrooms • Large Reception Room • Private West Facing Balcony • Newly Refurbished • Lift Access • Long Lease 112 Years Unexpired • Approx 15 minutes Walk to Battersea Power Station Tube • 5 Minutes Walk to Battersea Park • Wandsworth Council Tax Band C • Available With No Chain

# Austin Road | London, SW11



Superb newly refurbished 2 double bedroom 3rd floor flat in well maintained purpose built block with lift access, located just south of Battersea Park, close to Chelsea Bridge and Battersea Power Station. The 659 sq ft accommodation comprises large reception room opening onto a private west facing balcony, separate modern kitchen, 2 decent double bedrooms and bathroom with shower over bath. The flat is very well presented and features includes lots of natural light, laminated wooden flooring, double glazed windows and gas central heating. It's in a fantastic position with excellent transport links, with both Queenstown Road and Battersea Park stations are within 10 minutes walk (direct trains to Waterloo in 10 minutes and Victoria in 5 minutes) as well as the new Northern Line Tube Extension at Battersea Power Station (Zone 1). There's a great choice of shops, riverside bars, restaurants and coffee shops all within easy reach. Wandsworth Council Tax Band C. Long lease of 112 years from 20/08/2025. £2,009 Annual Service Charge for 2024-2025. Available with no chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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