

# Albert Palace Mansions | , SW11



**£600,000**  
**Leasehold**

• Fantastic Period Mansion Flat • 2 Double Bedrooms • Good Size Reception Room • Separate Large Eat-In Kitchen • Ground Floor • Close to Battersea Park and Chelsea Bridge • Excellent Transport Links • Quiet Residential Road • Long Lease 981 Years • Short Walk to Battersea Power Station Tube



# Albert Palace Mansions | , SW11



Fantastic two double bedroom ground floor flat in this hugely popular period mansion block just moments away from Battersea Park, a short walk from Chelsea Bridge and Battersea Power Station.

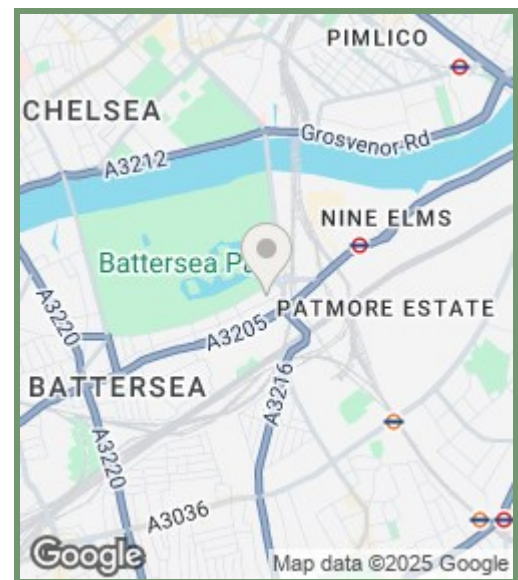
The 717 SqFt accommodation comprises good size reception room, separate large eat-in kitchen, 2 double bedrooms with fitted wardrobes and modern bathroom.

Located in a quiet residential road within a few minutes walk of both Battersea Park & Queenstown Road Stations (5 minutes to Victoria and 10 minutes to Waterloo). The new Northern Line Tube stop at Battersea Power Station is also within 8-10 minutes walk. Excellent bus routes to the West End and City. Great choice of local shops, riverside bars, coffee shops and restaurants.

On street resident's parking permit available through Wandsworth. Council Tax Band E. Long lease of 981 years unexpired. Ideal first time buy or investment property, well worth a viewing. Available with no chain.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78
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.



**Eden Harper**  
64 Battersea Park Road, London, SW11 4JP  
**0207 720 1116**  
info@edenharper.com  
www.edenharper.com