

Culvert Road | London, SW11



£325,000
Leasehold

- 7th Floor Flat • 2 Double Bedrooms • Far Reaching Views • Large Reception Room • Separate Eat-In Kitchen • Good Size Accommodation • Good Transport Links • Close to Battersea Park • CASH BUYERS ONLY Due to Lending Restrictions

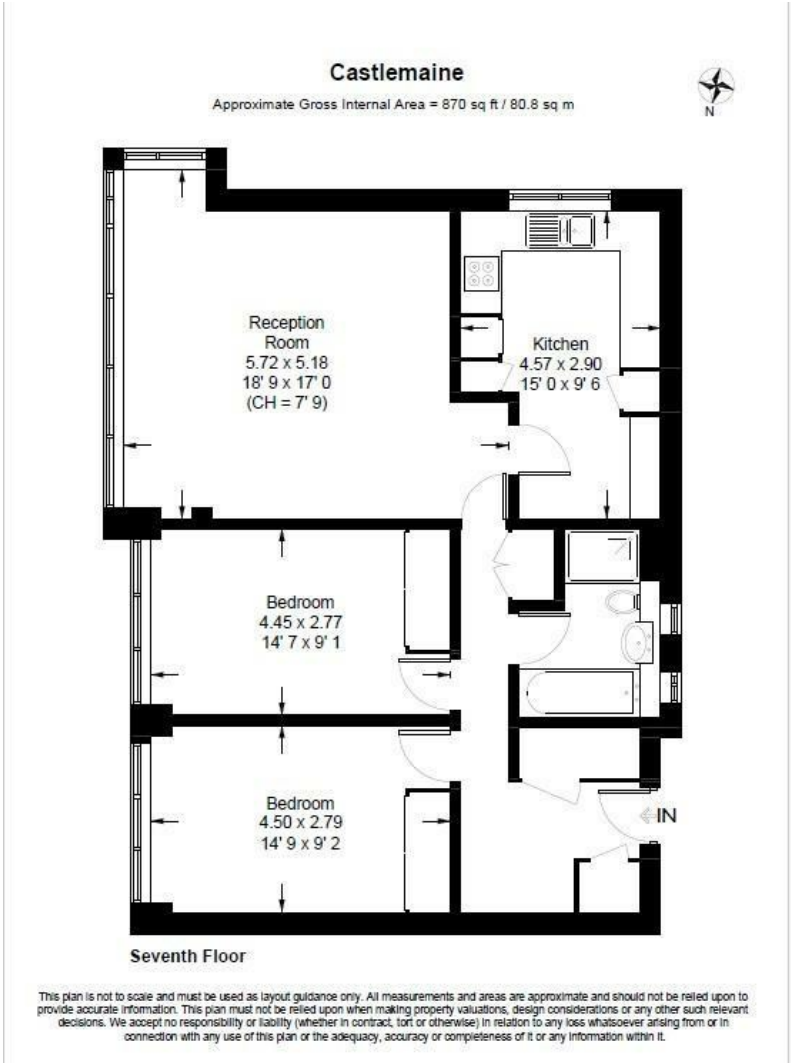
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CASH BUYERS ONLY DUE TO LENDING RESTRICTIONS. Exceptional 7th floor purpose built apartment. Castlemaine Tower has been completely revamped in recent years. The property comprises very good size reception room with ample dining space opening into a well fitted separate kitchen/breakfast room, two spacious equal sized double bedrooms with fitted wardrobes, and a high quality bathroom with bath and separate shower.

Situated in a desirable location just off Battersea Park Road just south of the park within close proximity of both Queenstown Road and Battersea Park Stations (11 minutes to Waterloo, 5 minutes to Victoria). Also well placed for Battersea Power Station with its fantastic range of shops, riverside bars, coffee shops and restaurants and the Northern Line Tube Stop (Zone 1).

Wandsworth Council Tax Band A, 88 years lease remaining, annual service charge 2024-2025 is £1,692. Available with no chain, cash buyers only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(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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