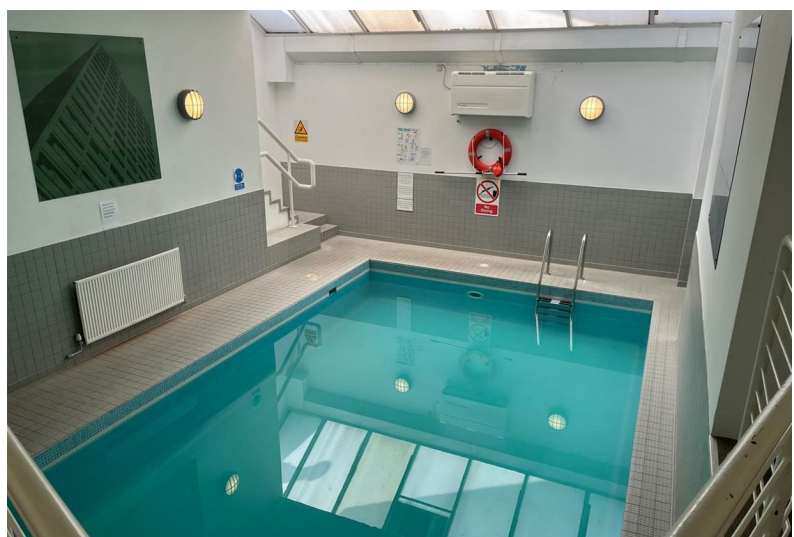


# Austin Road | London, SW11



**£1,750 Per Month**

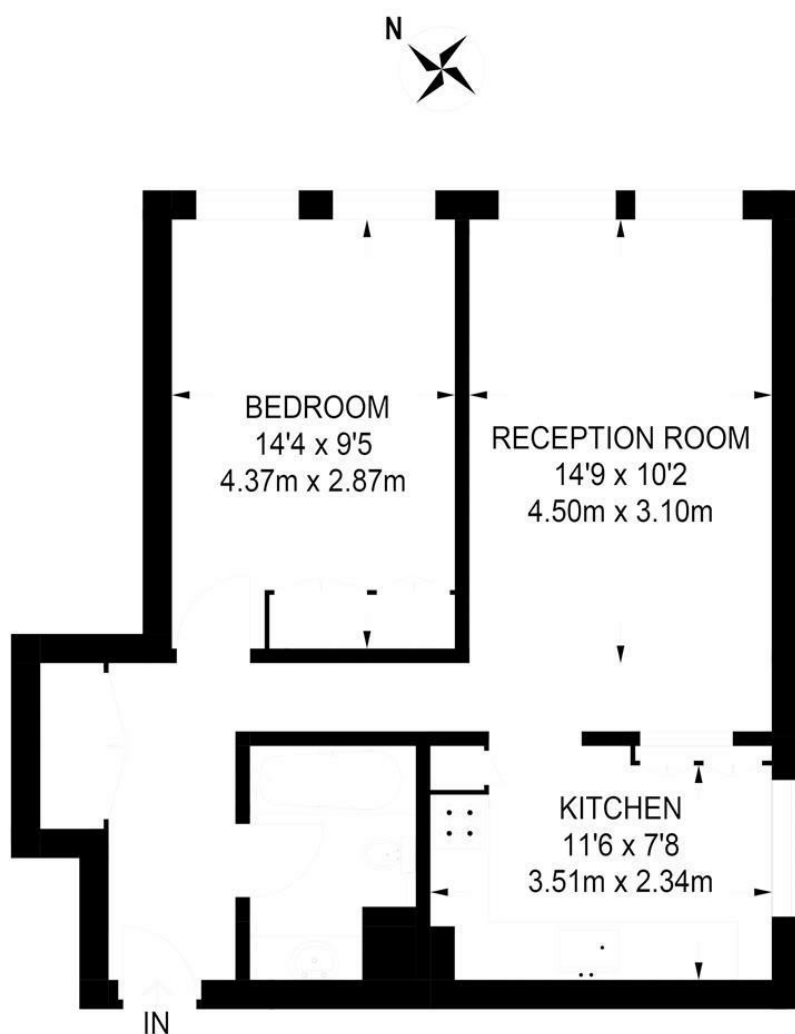
• One Double Bedroom Flat • Reception Room and Separate Eat-In Kitchen • Smart Private Development • Residents Gym & Indoor Swimming Pool • Excellent Transport Links • Concierge Service • Communal Roof Terrace • Very Close to Battersea Park • Short Walk to Battersea Power Station Tube • Unfurnished

# Austin Road | London, SW11



Newly decorated very good size one bedroom, 3rd floor apartment in a private development with concierge. The 552 Sq. Ft accommodation is well presented and comprises large reception room, separate eat-in kitchen with dishwasher, double bedroom with fitted storage and bathroom with shower over bath.

The building has smart communal areas with 2 lifts and includes residents' heated indoor swimming pool, gym, squash court, secure bike store, communal outdoor terrace and concierge service. Has superb transport links with both Queenstown Road and Battersea Park Stations within 10 minutes walk (11 minutes to Waterloo and 5 minutes to Victoria). Also well placed for Battersea Power Station Tube (Northern Line) and good bus services to the West End and City. Located just 2-3 minutes walk from the wide open spaces of Battersea Park and close to Chelsea Bridge. Wandsworth Council Tax Band C. Ideal for single professional or couple. Available immediately unfurnished.



This plan has been drawn for illustrative and identification purposes only.

**THIRD FLOOR**  
**552 SQ FT / 51.3 SQ M**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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