

# Kingsway Square | London, SW11



**£3,000 PCM**

- Superb Mezzanine Apartment • Large Reception / Kitchen • 2 Double Bedrooms • Ensuite Bathroom and Shower Rooms • Concierge Service • Communal Roof Terrace • Battersea Park and Queenstown Road Stations 5 Minute Walk Away • Close to Battersea Park & Chelsea Bridge • Battersea Power Station Tube Nearby • Allocated Underground Car Park Space Included



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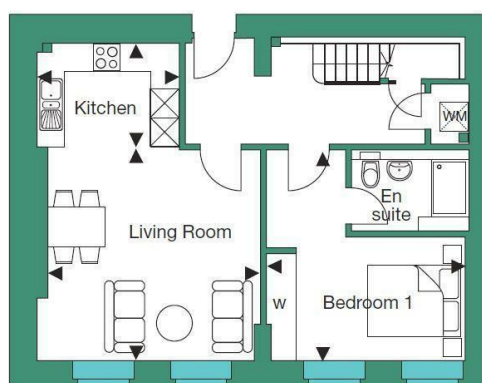


Superb 980 sq ft split level mezzanine apartment in hugely popular Victorian School conversion development, Kingsway Square. Located moments from Battersea Park, a short walk from Chelsea Bridge.

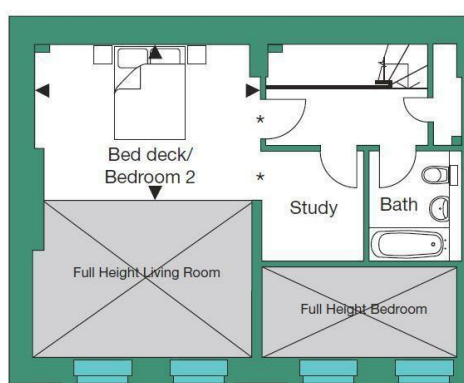
Comprises double height reception room with good dining space, open plan into a fully integrated kitchen, 2 double bedrooms (1 en suite), main bathroom and study room or nursery.

The flat is located on the first floor of Mountford Mansions and benefits from masses of natural light as well as concierge service and communal roof terrace. Leasehold covenants may apply. Secure underground car parking space included as well as secure bike storage.

Ideally located for excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk (10 minutes to Waterloo and 5 minutes to Victoria) as well as the new Northern Line Tube Stop at Battersea Power Station. Has Tesco Metro on its doorstep as well as a wider selection of local shops, bars and restaurants nearby. Wandsworth Council Tax band F. Available 14th July unfurnished.

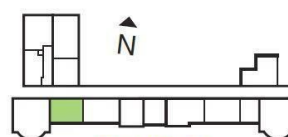


First Floor



First Floor Mezzanine

\* Low Beam and Door is 1.66m



First Floor

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