

# Merryfield Court | , SW11



**£399,950**  
**Leasehold**

- Modern Apartment in Great Location • One Double Bedroom • Wood Floors Throughout • Large Open Plan Reception Room and Kitchen • Long lease 134 Years unexpired • Ground Floor • 515 Sq Ft Accommodation • Good Transport Links • Wandsworth Council Tax Band D • Close to Battersea Park

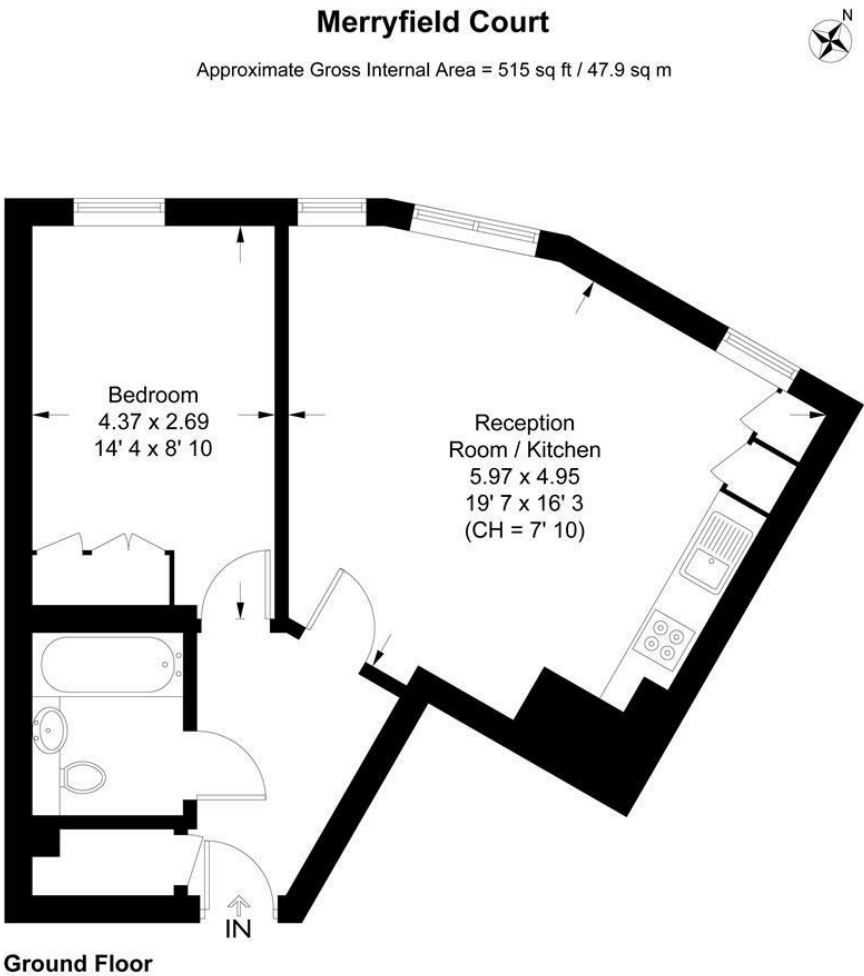
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Modern apartment, recently refurbished, and located just a short walk from the open spaces of Battersea Park and Chelsea Bridge. Comprises large reception room, open plan with fully integrated kitchen with high quality SMEG appliances, double bedroom with fitted wardrobes, stylish bathroom with over bath shower and storage in the hallway. has wooden floors throughout and good fitted storage space.

Located on Battersea Park Road the development benefits from a range of shops, bars and restaurants, as well as good Transport links with a network of Local buses and train/underground stations including Battersea Park, Queenstown Road Mainline Stations (5 minutes to Victoria and 10 minutes to Waterloo) as well as the new Northern Line Tube Extension at Battersea Power Station all within walking distance.

Ideal for first time buyer or letting investor.  
Wandsworth Council Tax band D.  
Service charge £1,610/annum (2025). Lease 134 years unexpired.



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) A		
(81-91) B	78	78
(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	82	84
(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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