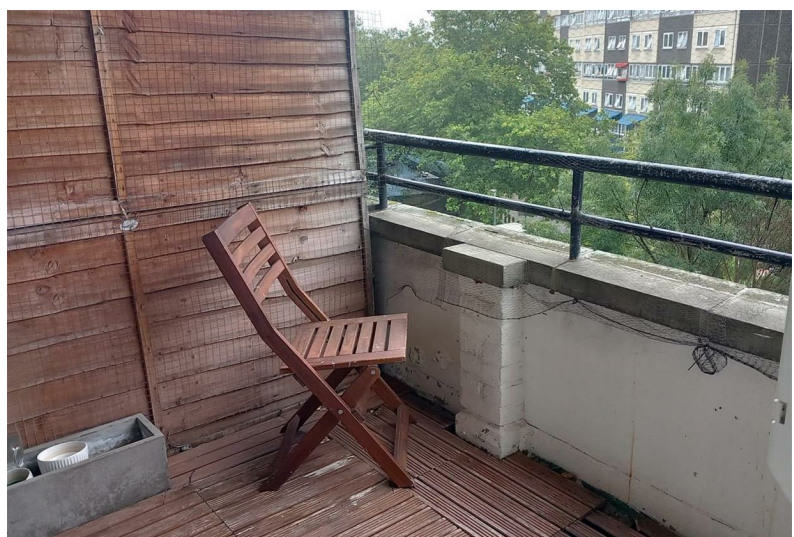


Rawson Street | London, SW11



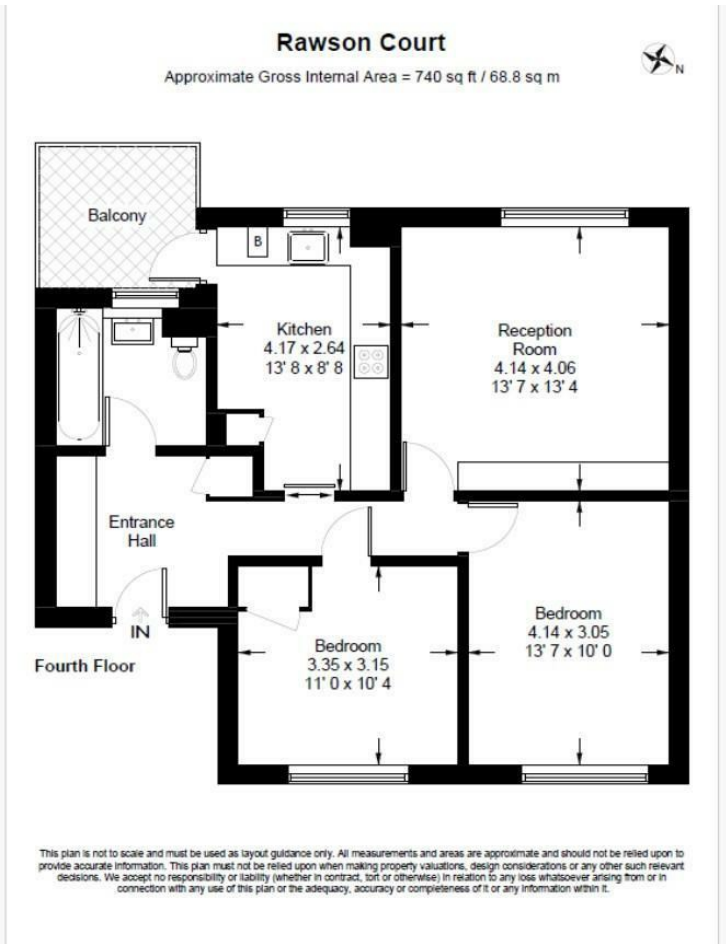
£425,000
Leasehold

• Well Presented Purpose Built Flat • 2 Double Bedrooms • Large Reception Room • Separate Contemporary Kitchen • West Facing Private Balcony • Wooden Flooring • 12-15 Minutes Walk to Battersea Power Station • Ideally Located for Mainline or Tube • Wandsworth Council Tax Band C • Lease 88 Years

Rawson Street | London, SW11



Outstanding purpose built 4th floor flat in well maintained brick building located in fantastic position moments away from Battersea Park, a short walk from Chelsea Bridge and Battersea Power Station. The 740 sq ft accommodation comprises large reception room, separate modern kitchen opening onto a private west facing balcony, 2 decent size double bedrooms, modern bathroom with shower over bath. Offers masses of natural light, wooden flooring, ample storage space and gas central heating. There are excellent transport links with both Queenstown Road and Battersea Park Mainline Stations within 3-4 minutes walk (direct trains to Waterloo 11 mins and Victoria 5 mins). The new Northern Line Tube Stop at the Power Station is also close by and there are numerous buses into the City and West End. Has great choice of shops, riverside bars, restaurants and coffee shops all within walking distance. Off street residents' parking permit available on application. Wandsworth Council Tax band C. Unexpired Lease of 88 years and service charge £1,923/annum including Buildings Insurance. Ideal first time buy or investment property, available with no chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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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