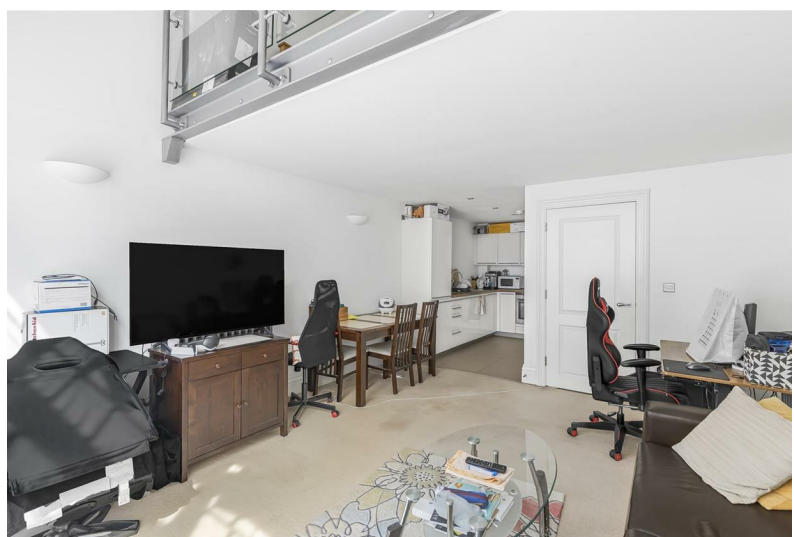
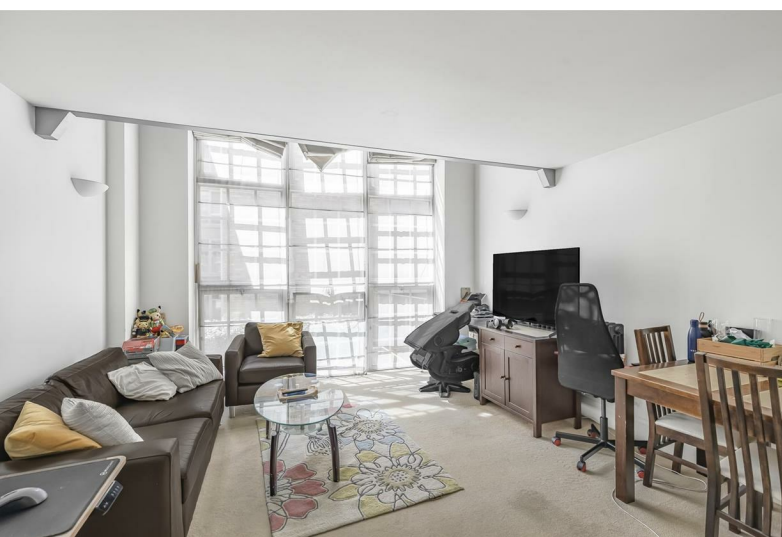


# Kingsway Square | 96 Battersea Park Road, SW11



**Offers In Excess Of £450,000**  
**Leasehold**

- Beautiful Victorian School Conversion • One Bedroom Apartment • Mezzanine Level • Open Plan Reception Room and Kitchen • Double Height Ceilings • Fabulous Arched Window • Concierge • Council Tax Band E • Excellent Transport Links • V Close to Battersea Park and Chelsea Bridge



# Kingsway Square | 96 Battersea Park Road, SW11



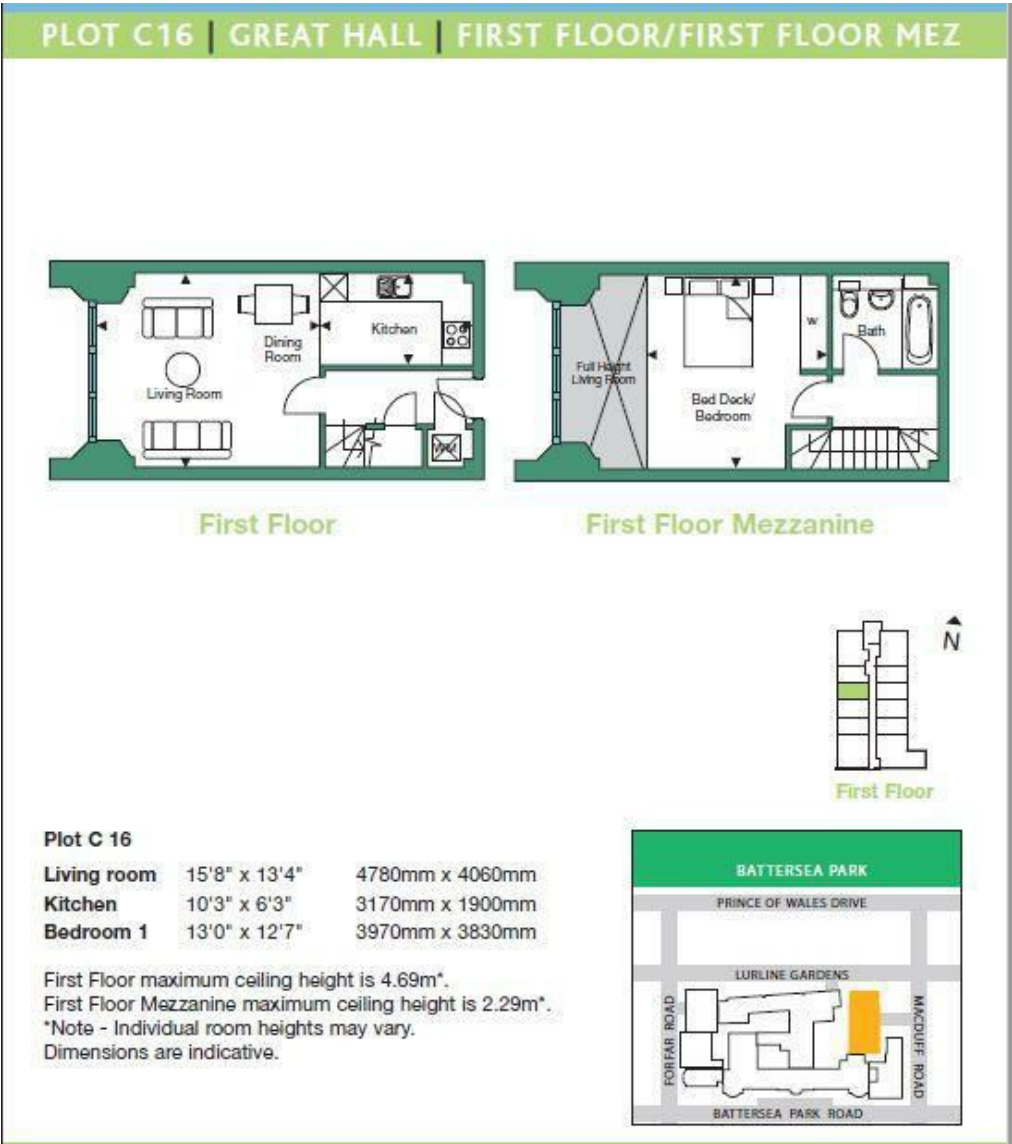
Superb galleried 580 sq ft split level flat within an attractive converted period school gated development situated just moments from the wide open spaces of Battersea Park. a short walk from Cheslea Bridge. The property offers stylish accommodation comprising living space with double height ceilings up to the mezzanine, open-plan kitchen, bathroom and with a fabulous arched window overlooking an attractive courtyard.

Located close to both Battersea Park & Queenstown Road stations (quick direct access to Waterloo and Victoria) it is also ideally placed for the new Northern Line Extension stop at the Power Station.

Kingsway Square has excellent security, an on-site concierge, communal roof terrace and this apartment comes with its own secure underground car parking space.

Currently tenanted. Service charge £3,920/annum.

Fantastic opportunity for first time buyer or investor, 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	82
(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	61	62
(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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