



Offers In Excess Of £375,000
Leasehold

- Period Flat • Fantastic Open Plan Reception Room and Modern Kitchen • 2 Double Bedrooms • First Floor • Above Commercial Premises • No Chain • Excellent Transport Links • Short Walk to Battersea Power Station • Very Close to Battersea Park • Long Lease - 101 Years

Battersea Park Road | London, SW11



Beautifully presented and refurbished first floor period conversion flat above commercial premises in fantastic spot just moments away from Battersea Park, a short walk from Chelsea Bridge.

The 572 sq ft accommodation comprises large open plan reception room and smart contemporary kitchen, 2 double bedrooms and luxury bathroom with underfloor heating.

Features include solid wood flooring, parquet flooring, huge fitted storage cupboard, double glazing providing excellent sound proofing, period fireplace and high ceilings.

Has superb transport links with both Battersea Park and Queenstown Road mainline stations within 2-3 minutes walk and the new Northern Line Tube extension stop at Battersea Power station also within easy walking distance. Good choice of bus routes into the West End and City too.



NO CHAIN

Cashbuyers only.

Lease has 101 years unexpired, we're informed by the seller the annual service charge is approx £1,000. Wandsworth Council Tax Band C.



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				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
			EU Directive 2002/91/EC	
England & Wales				
Environmental Impact (CO ₂) Rating				
			Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions				
			EU Directive 2002/91/EC	
England & Wales				

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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