

Wadhurst Road | London, SW8



£401,000
Leasehold

- 3 Bedroom Maisonette • Large Living Room • 881sqft • 5 min walk to Battersea Power Station • 10 min walk to Battersea Park • 10 min walk to Queenstown Road Station • 10 min walk to Battersea Park Station • Living Room Leading onto Private Balcony • En-suite master bedroom • Off street parking

Wadhurst Road | London, SW8



Notice Of Offer

Property Address: 8 Woods House, 4, Wadhurst Road Patmore Estate, Nine Elms, London, SW8 4LA

We advise that an offer has been made for the above property in the sum of £401,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

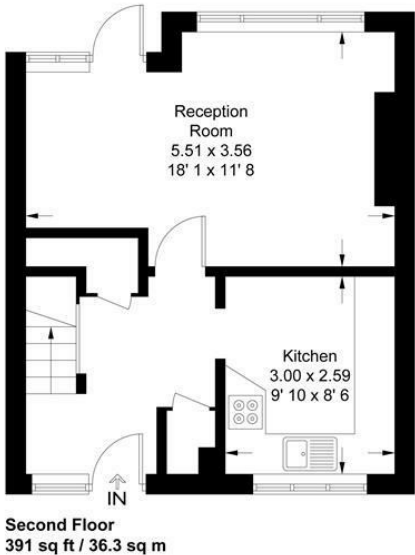
Agents Address: 64 Battersea Park Road, SW11 4JP

Agents Telephone Number: 0207 720 1116

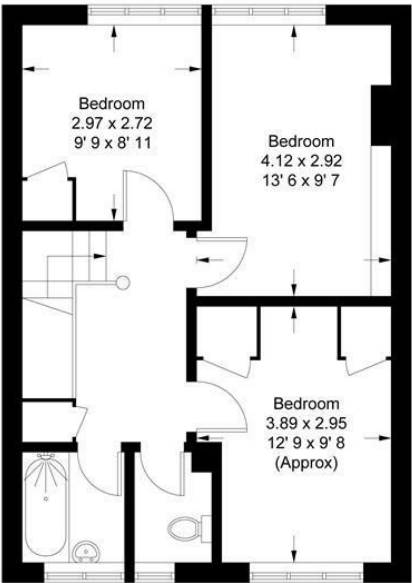
881sqft 3 bed maisonette apartment benefiting from spacious light and well sized rooms with ample storage space. Comprises of very decent size reception room with a private balcony and a kitchen, and three well sized bedrooms and separate toilet and bathroom.

Woods House

Approximate Gross Internal Area = 881 sq ft / 81.8 sq m



Second Floor
391 sq ft / 36.3 sq m



Third Floor
490 sq ft / 45.5 sq m

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		
	70	78
England & Wales		
EU Directive 2002/91/EC		
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		
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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