



**Offers Over £250,000**  
**Leasehold**

- Purpose Built Flat • 2 Double bedrooms • Large Reception room • Separate Kitchen • Masses of Natural Light • 10 minute walk to Battersea Power Station • Lease 90 years • 2 minute walk to Battersea Park Station • Battersea Park very close by • CASHBUYERS ONLY

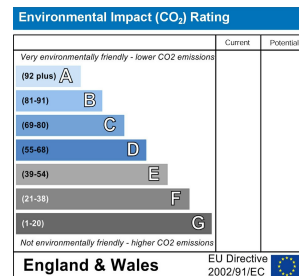
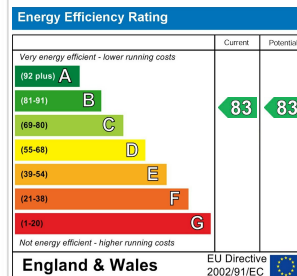
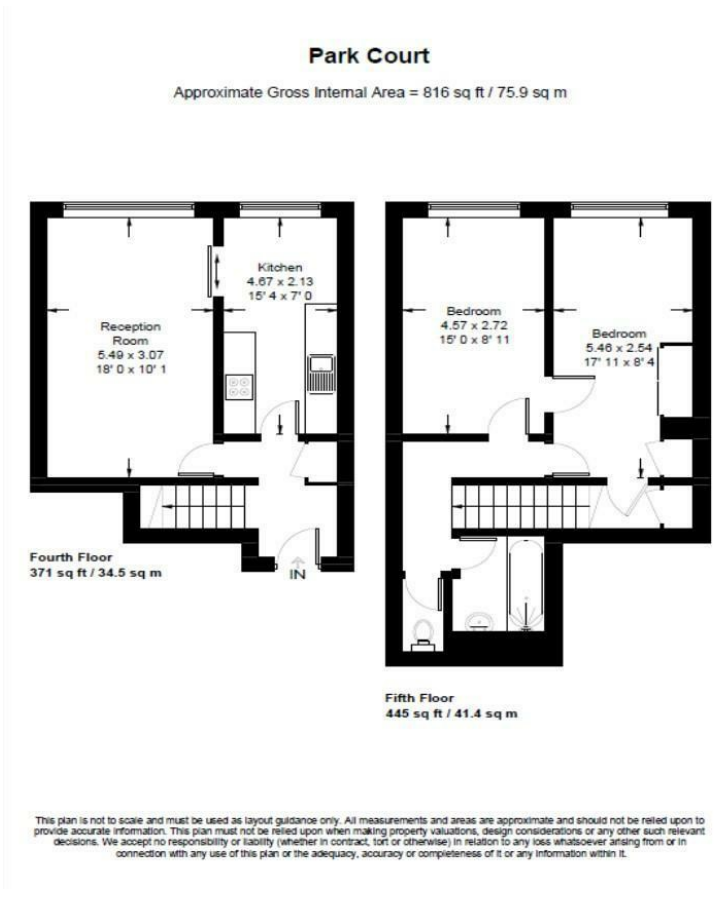
**CASHBUYERS ONLY DUE TO LENDING RESTRICTIONS.**

Good size two bedroom duplex flat in smart purpose built block in fantastic location close to Battersea Park and Chelsea Bridge, approx. 10 minutes walk from Battersea Power Station.

The accommodation is set out over 2 floors and comprises large reception room, separate kitchen, 2 decent double bedrooms and bathroom.

The building has 2 lifts and is well maintained by the residents association. There are excellent transport links with both Queenstown Road and Battersea Park Stations within 3 minutes walk (10 minutes to Waterloo and 5 minutes to Victoria). The Northern Line Tube Stop at Battersea Power Station is also nearby and minutes away there are very good bus services into the West End and City.

Lease is 90 years,  
 Latest Annual Service Charge TBC.  
 Wandsworth Council Tax Band A.  
 Good letting investment.  
 Available to **CASHBUYERS ONLY** due to lending restrictions.  
 No chain.



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.