



£2,500 Per Month

• Large Split Level Flat • Fully Refurbished to Excellent Standard • Large High Spec Eat-In Kitchen • Very Good Size Reception Room with Dining Space • Private Terrace • 2 Double Bedrooms • Luxury Bathroom with Walk-In Shower • Good Transport Links • Furnished • Available Immediately

Queenstown Road | London, SW8



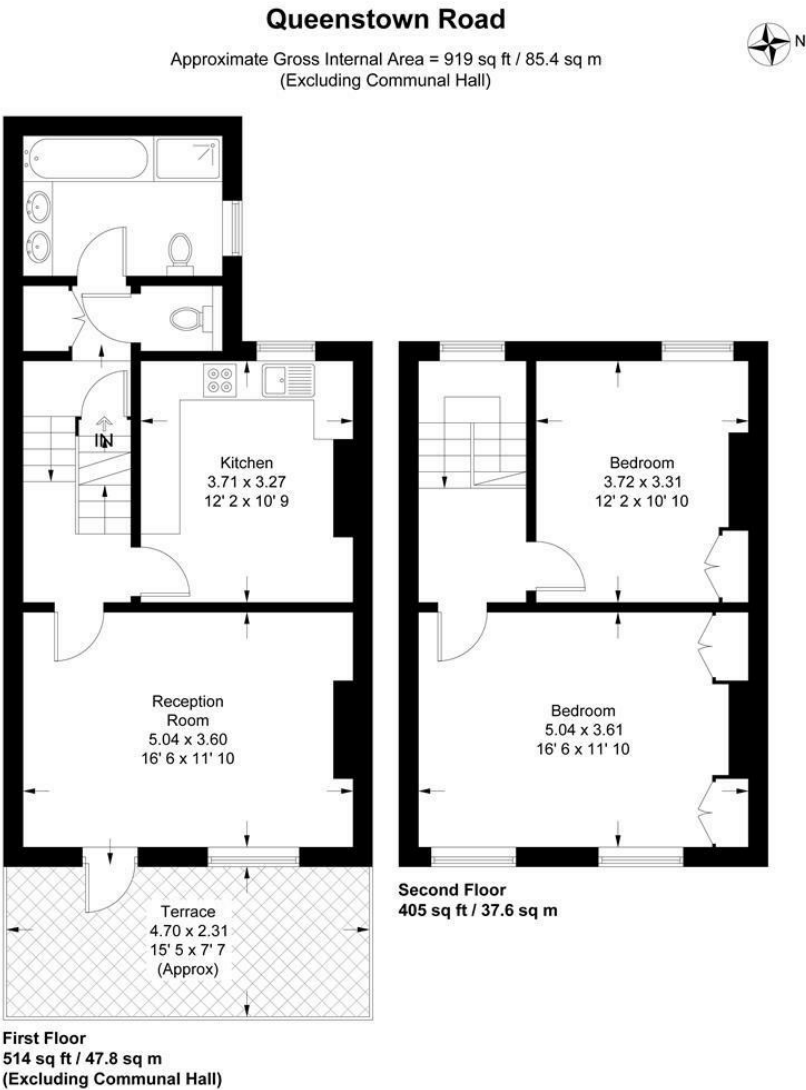
Stunning beautifully refurbished 919 sq ft split level flat with private terrace.

The accommodation is spread over the first and second floors and comprises large reception room with ample dining space, separate fully integrated high spec kitchen with breakfast bar, 2 good size double bedrooms, luxury contemporary bathroom with bath and walk-in shower, further separate WC. The 15ft private terrace has space for a table and chairs. Has gas central heating with combination of radiators and underfloor heating, hardwood flooring, masses of natural light.

Worth noting the shop on the ground floor has been empty for many years and there is no intention of letting it.

Located in fantastic spot within easy reach of the shops, bars, restaurants and coffee shops of Lavender Hill and well placed for both Clapham Common and Battersea Park. There are good transport links with Clapham Junction Station within walking distance as well as Queenstown Road station (10 minutes to Waterloo). The nearest Tube is Clapham Common and there are good bus routes into the West End, Westminster and the City. It's definitely worth a walk to Battersea Power Station too.

Wandsworth Council Tax Band D. Available immediately furnished



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		
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.



Eden Harper
64 Battersea Park Road, London, SW11 4JP
0207 720 1116
info@edenharper.com
www.edenharper.com