



ORLANDO REID

Queenstown Road, Battersea, SW8
Offers Over £400,000

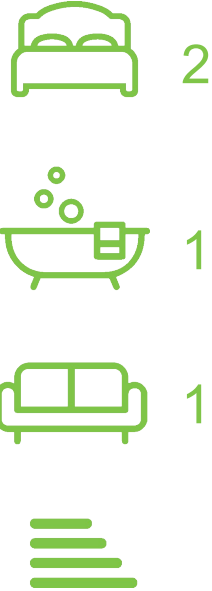


SUMMARY

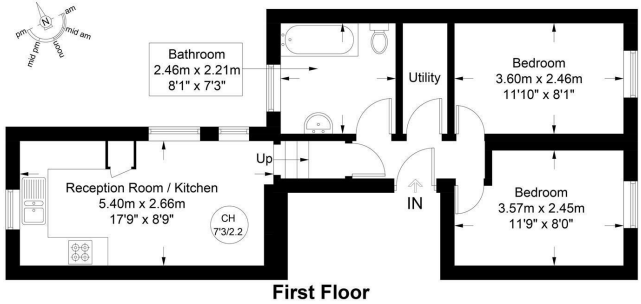
Available on a Share of Freehold basis, the property comprises two double bedrooms, an open plan kitchen/reception, family bathroom and small utility room. The property is in good condition throughout, and benefits from plenty of natural light internally.

The property benefits from a fantastic location - with an almost endless array of varied local amenities along Queenstown Road, Battersea Park Road, Clapham, and Battersea Power Station. Ideally located close to the shops and restaurants of King's Road, Sloane Square and Battersea Power Station and a short walk to the open spaces of Battersea Park and Clapham Common. Sloane Square, and King's Road are also easily reached. Further to this, the property benefits from being within incredibly easy reach of Queenstown Road Station (0.2 miles approx.), and Battersea Park Station (0.4 miles approx.) - both offering with regular direct trains to London Waterloo, London Victoria and Clapham Junction. Battersea Power Station (Northern Line) is approximately 1 mile away. There is also an incredible array of local bus routes on offer. Lastly, the well-loved, wide open pastures of Battersea Park are within about 0.4 of a mile from your front door.

The Estate Agents Act 1979 regulates work as an estate agent. Its purpose is to make sure that an agent works in the best interests of your clients, and that both buyers and sellers are treated honestly, fairly and promptly. Declaring a personal interest. You must reveal promptly and in writing any personal interest you or a connected person have in a transaction. A 'connected person' (which includes partnerships, companies and unincorporated associations as well as individuals), means any of the following: your employer or principal your employee or agent any associate either of you or of any of the persons mentioned above Therefore in relation to this property Orlando Reid declare that Mr William Barnes has a personal interest in this property.



Queenstown Road, SW8 Approximate Gross Internal Area = 488 sq ft / 45.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.