



**£340,000  
Leasehold**

- Large Purpose Built Flat • 2 Double Bedrooms • Good Size Reception Room • Separate Kitchen • South Facing Private Balcony • Third Floor with Lift • Close to Battersea Park • Excellent Transport Links • Walk to Battersea Power Station Tube • No Chain

# Ravenet Street | London, SW11



Very good size 3rd floor flat in low rise purpose built brick building located in fantastic spot close to Battersea Park, Chelsea Bridge and Battersea Power Station.

Comprises large reception room opening onto a private south facing balcony, separate kitchen, 2 double bedrooms and bathroom.

The flat has good natural light and wooden flooring. Would benefit from some refurbishment general refurbishment but has plenty of potential.

Situated just a few minutes walk from Battersea Park the flat has excellent transport links. Both Queenstown Road and Battersea Park Stations are within 4 minutes walk (direct trains to Waterloo in 11 minutes and Victoria in 5 minutes) and also within easy walking distance of the new Northern Line Tube Extension at Battersea Power Station. Good bus routes to the West End, Westminster and the City.

Off street residents parking permit available on application.

Lease - 89 years.

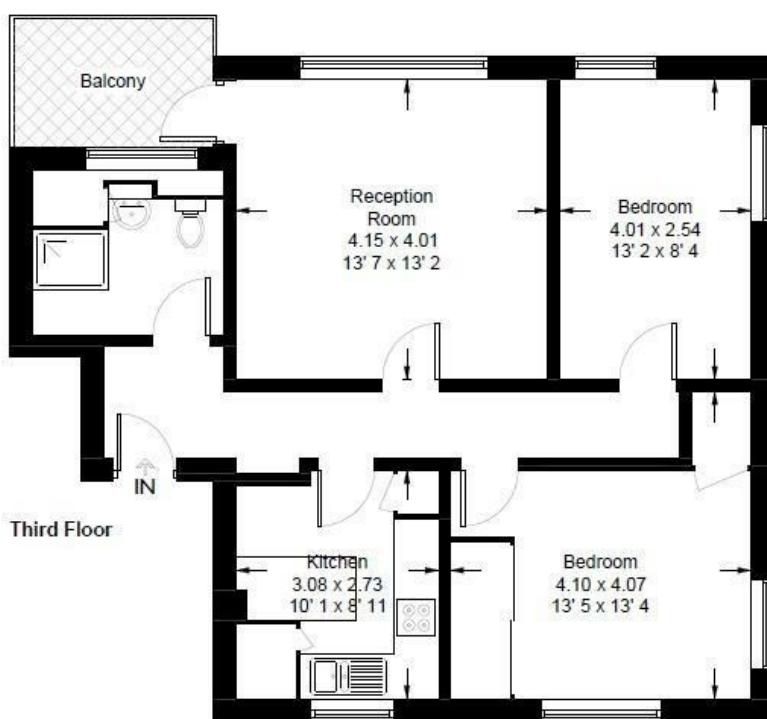
Wandsworth Council Tax Band C.

Service Charge - £1,700/annum TBC.

Ideal first time buy or investment property, available with no chain.

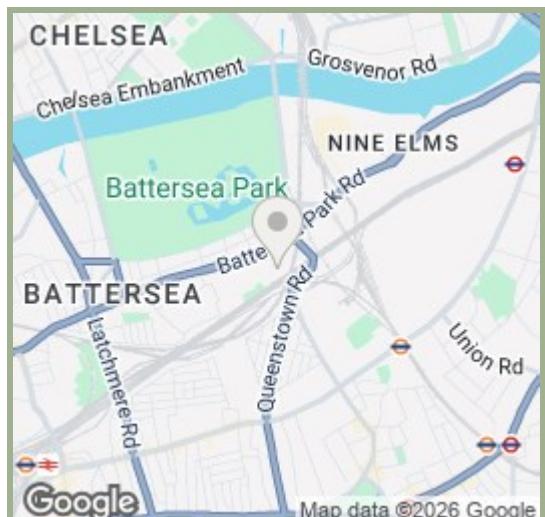
## Ravenet Court

Approximate Gross Internal Area = 706 sq ft / 65.6 sq m



## 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 |



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.

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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