



Sesame Apartments
4 Holman Road, SW11

CHESTERTONS





This bright apartment benefits from a spacious, open-plan, bright and airy reception room with a balcony. A short walk away from River Thames, Battersea Square and Clapham Junction Station.

The apartment is in excellent condition throughout with hard wood floors, good quality furnishings and central heating. There are two, equal-sized, large double-bedrooms with fitted wardrobes in each and ample storage space throughout. The principal bedroom has an en-suite shower room and there is a further contemporary family bathroom with a shower-over-bath, WC and basin; both bathrooms have heated towel rails. There is a modern fully-fitted kitchen with integrated appliances, including washer-dryer and dishwasher, and a spacious bright and airy reception room with a good-sized balcony.

This property also benefits from underground bike storage, a communal roof terrace with fabulous views of London, secure video entry system/intercom, concierge and lift service.

Situated in the heart of Battersea, a short walk away from the River Thames and the shops, bars and restaurants of Battersea Square and the Northcote Road. Clapham Junction station, which provides direct trains to Victoria, Waterloo and Gatwick airport is ten minutes walk and there are frequent buses over the bridge into Chelsea. Perfect flat for professional sharers or couples. The open space of Battersea Park is also within striking distance. Available on the market on a furnished basis.

*please note there is scaffolding on the building for cladding work

- Concierge
- Lift
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Reception
- Built In Appliances

£2,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

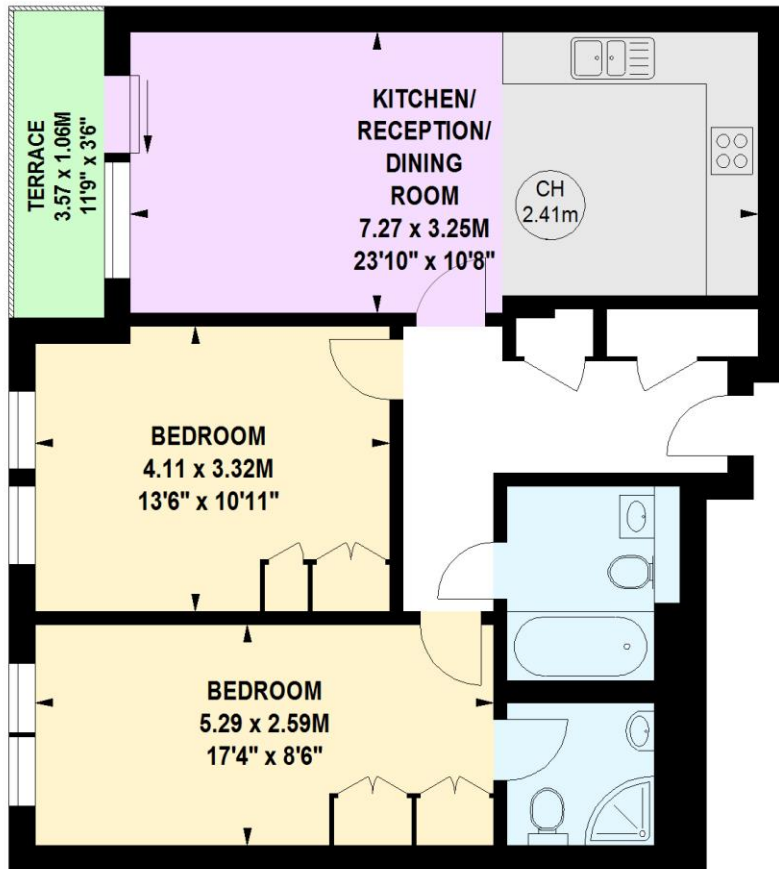
Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	83	83
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £2,884.62
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

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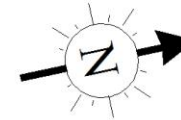
Third Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
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Approximate gross internal area

70.14 sq m / 755 sq ft



Key :
CH - Ceiling Height

