



## BATTERSEA RISE, SW11 1EE

### Offers Over £375,000

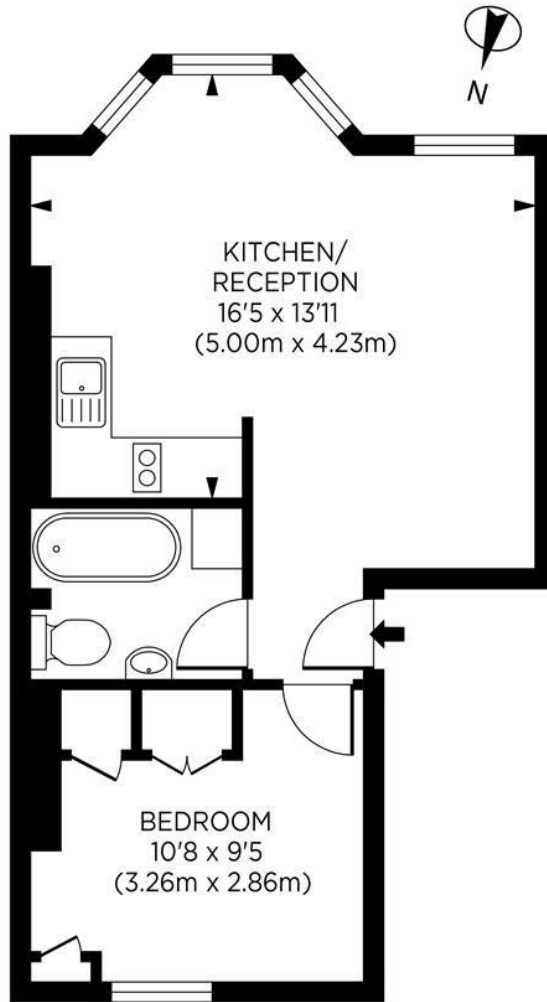
Situated in the popular Battersea area, this well-presented one-bedroom apartment offers bright, comfortable and well-arranged accommodation throughout. The property features an inviting open-plan reception and kitchen area equipped with a range of modern appliances, creating a practical and sociable living space. The bedroom is generously sized, while the bathroom includes a bath, separate shower and WC. Ideally located close to an excellent selection of local amenities, cafés and restaurants, the apartment also benefits from superb transport links, providing easy access into central London. Leasehold. EPC Rating: D. Council Tax Band: C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=KtiW7Tmvj8x>



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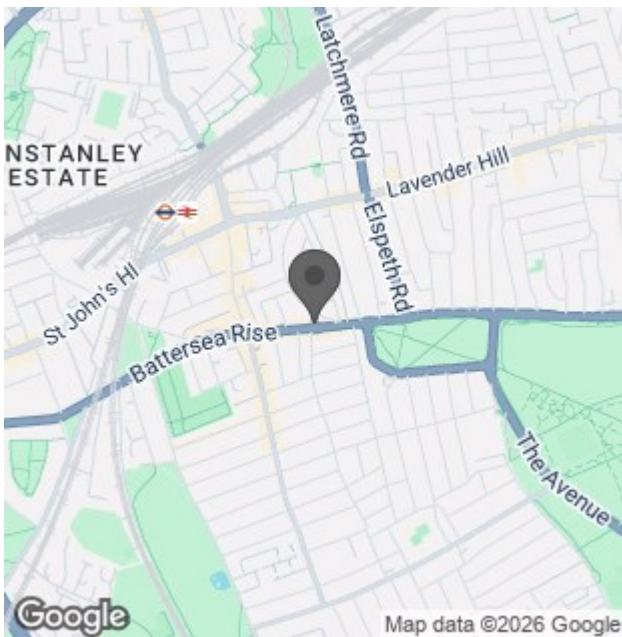


### FIRST FLOOR

**Battersea Rise, SW11 1EE**

Gross Internal Area 388 sq ft/ 36 sq metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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