



Icon Building  
135 Battersea High Street, SW11

CHESTERTONS





Bright and spacious two double bedroom, two bathroom second floor apartment with underground parking available separately. Only 0.5 mile walk to Clapham Junction.

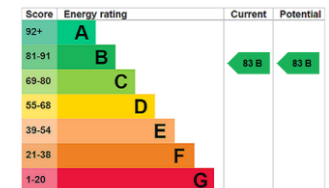
The apartment comprises an exceptionally bright open plan reception/kitchen with five windows the length of the room. The modern kitchen includes built-in appliances including a full-sized dishwasher. Off the main corridor are two large double bedrooms, the principal benefitting from an en-suite bathroom and substantial built-in storage. The second bedroom is an excellent size with use of the large family bathroom across the hall.

Icon building benefits a large communal roof terrace, a lift, video entry system, and underground, gated parking. The location of Icon Building positions you excellently with Clapham Junction only a short walk away, providing easy access into the city and beyond. Some notable connections include trains to Victoria in 6 minutes, and trains to Waterloo in 7 minutes. A stone's throw to the West brings you to the banks of the River Thames and the Thames Path. You are also within walking distance of Battersea Park.

- Underground Parking Available
- Secure Building
- Video Entry System
- Two Bathrooms
- Close to Clapham Junction
- Quiet Street

### £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](http://chestertons.co.uk/property-to-rent/applicable-fees)



**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

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
[batterseapark@chestertons.co.uk](mailto:batterseapark@chestertons.co.uk)  
 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

# Battersea High Street, SW11

Approximate gross internal area

68.01 sq m / 732 sq ft

Key :  
CH - Ceiling Height



**Second Floor**

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