

# Albert Palace Mansions | , SW11



**Offers In Excess Of £750,000  
Leasehold**

- Top Floor Period Mansion Flat • 3 Double Bedrooms • Private South Facing Balcony • Modern Eat-In Kitchen • Solid Wooden Flooring • Excellent Transport Links • Very Close to Battersea Park & Chelsea Bridge • Close to Battersea Power Station Tube (Northern Line) • Long Lease 146 Years Unexpired • No Chain

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Victorian mansion apartment located moments from the green space of Battersea Park, close to Chelsea Bridge and a short walk from Battersea Power Station.

Situated on the top floor with its own private south facing balcony the 923 sq ft accommodation has impressive views and masses of natural light. Comprises large reception room, separate eat-in kitchen, 3 double bedrooms and a modern bathroom.

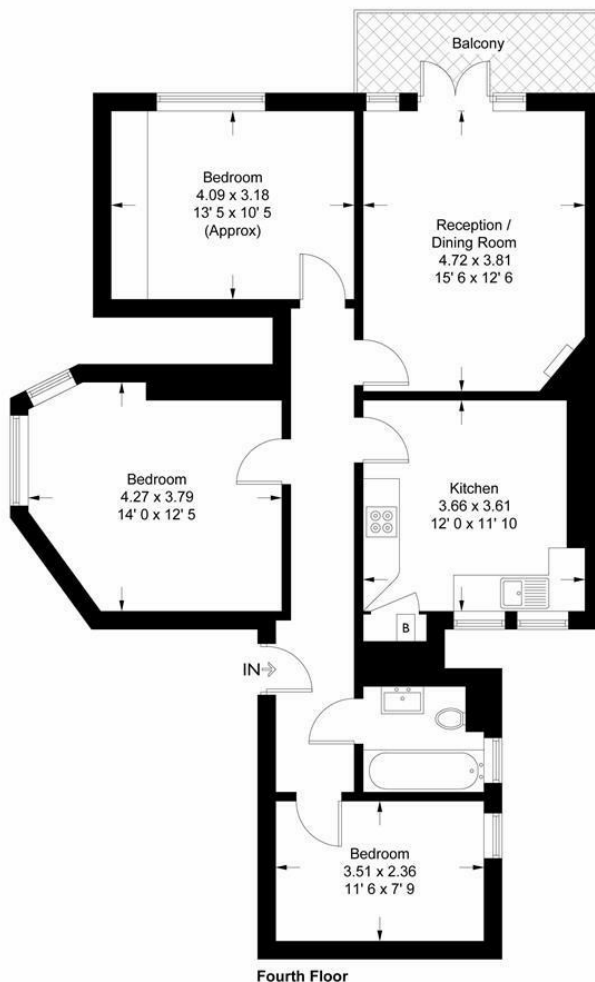
The flat has excellent transport links with both Queenstown Road and Battersea Park Stations within 5 minutes walk (5 minutes to Victoria and 10 minutes to Waterloo). The new Northern Line Tube stop at Battersea Power Station is also within 12 minutes' walk and there are excellent bus routes to the West End and City.

Has a fantastic range of shops, riverside bars, restaurants and coffee shops all within easy reach.

On street resident's parking permit available through Wandsworth, Council Tax Band E. Currently tenanted producing rent of £36,720/annum. Long lease with 146 years unexpired, annual service charge = £4,639 including contribution to reserve fund. Available with no onward chain.

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Approximate Gross Internal Area = 923 sq ft / 85.8 sq m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	63
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D		50	50
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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