



Battersea High Street  
London, SW11

CHESTERTONS









A great two-bedroom apartment boasting a light and airy reception room, modern kitchen/breakfast room, two double bedrooms, a modern bathroom with large shower, carpets throughout and entry phone system.

The property is located within a short walk to Clapham Junction mainline station and a sought-after Battersea Square.

The large green spaces of Battersea Park is a short walking distance away, as well as Battersea Power Station.

Gas and electricity bills are included in the monthly rent.

The property offered furnished and available soon.

- Modern Kitchen
- Two Bedrooms
- Modern Bathroom
- Gas&Electricity Bills Included
- Great Location

**£1,750 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)

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D	63	78
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

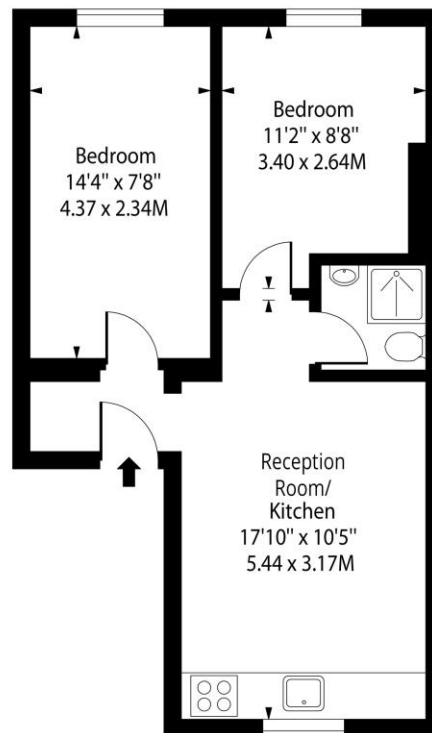
**Minimum Term:** 12 months  
**Deposit Required:** £2,019.23  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** C  
**EPC Rating:** D  
**Furnished**

**Chestertons Battersea Park & Nine Elms Lettings**

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 London  
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## Battersea High Street, SW11



Second Floor

Approx Gross Internal Area **431 Sq Ft - 40.04 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 42486