

# Tennyson Street, London SW8 3ST

## Monthly Rental Of £2,500

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



### Summary:

Tennyson Street, Diamond Conservation Area, Battersea Positioned on a quiet and attractive residential street within the highly regarded Diamond Conservation Area, this exceptional ground floor one-bedroom garden flat has been comprehensively refurbished to an outstanding standard throughout and offers 542 sq ft of beautifully designed accommodation, notably generous for a one-bedroom property and providing a rare sense of space and privacy more akin to a small house. The property benefits from its own private entrance, opening into a welcoming entrance hall which features a large storage cupboard together with additional understairs storage, providing excellent practicality rarely found in one-bedroom flats. At the heart of the home is an impressive 18' reception room, beautifully finished with 18mm herringbone oak flooring and contemporary LED lighting. The room has been thoughtfully designed to incorporate a feature study area, ideal for home working. From here there is direct access to a patio area and the communal garden beyond, offering a peaceful green outlook and an ideal space for relaxing or entertaining. The brand-new kitchen has been finished with sleek contemporary cabinetry and elegant quartz stone worktops, complemented by AEG integrated appliances including oven, hob, dishwasher and washer/dryer, creating a stylish and highly functional cooking space. The luxury bathroom is finished with large-format porcelain tiling, a walk-in

**Stunning fully refurbished garden flat**

**Private entrance**

**Direct access to patio/communal garden**

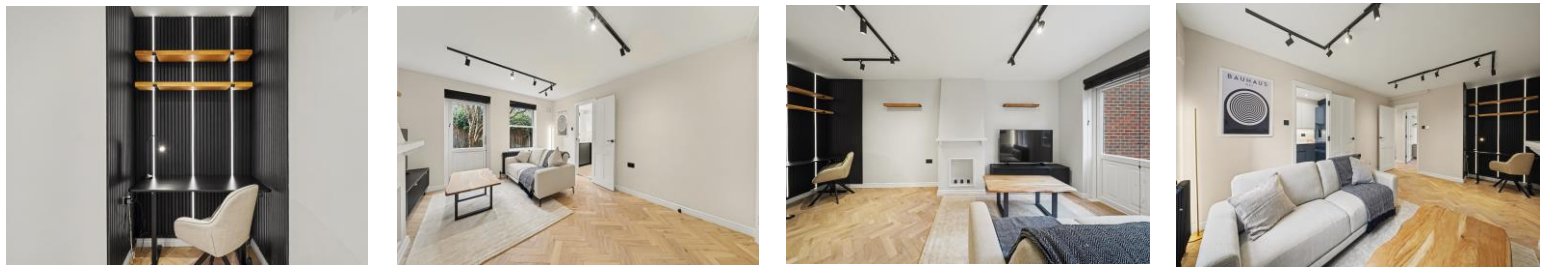
**Spacious reception room with feature study area**

**EPC Rating: C**

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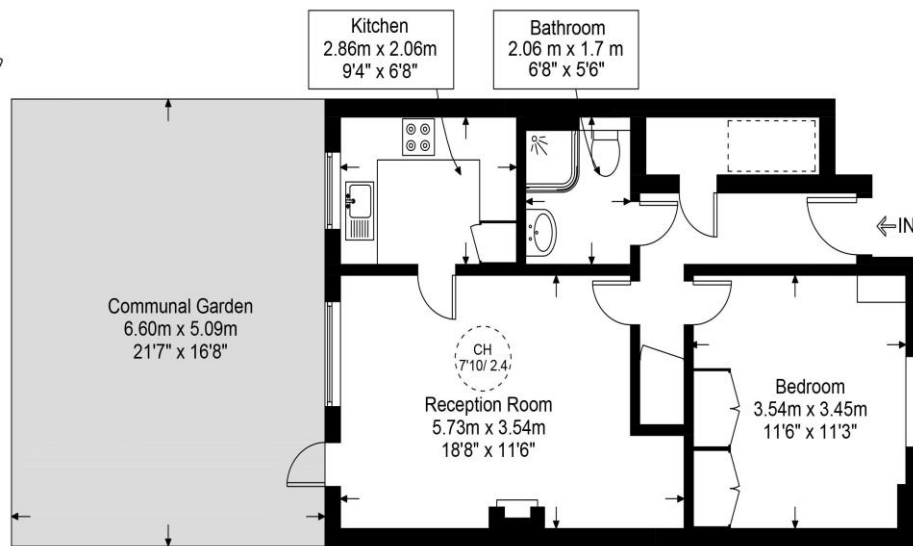
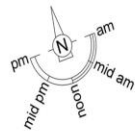


Tennyson Street, SW8

Approximate Gross Internal Area = 542 sq ft / 50.38 sq m  
(Including Restricted Height)

Restricted Height = 12.9 sq ft / 1.20 sq m

= Reduced headroom below 1.5m/ 5' 0



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

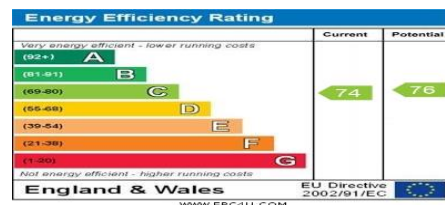


Tenure:

Council Tax: D

Local Authority:

EPC Rating: C



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.