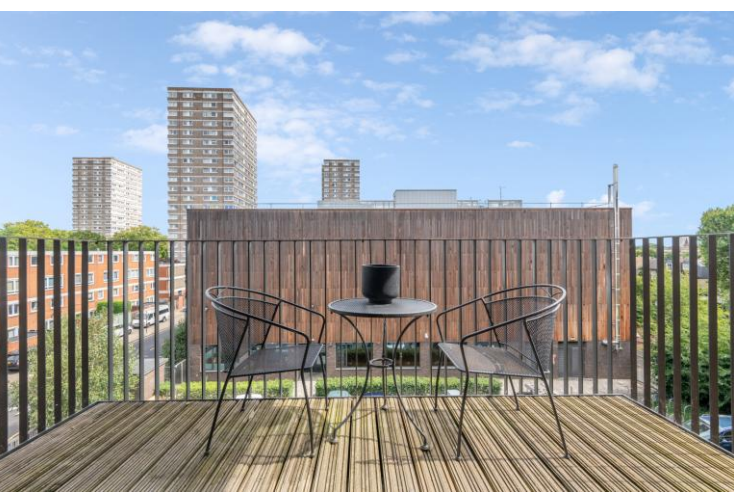




Cobalt Place  
London, SW11

CHESTERTONS





An immaculate one-bedroom apartment on the third floor with a private balcony moment from Battersea Square and a short walk to Clapham Junction.

The property is comprised of a beautifully bright and open kitchen / reception with floor to ceiling windows out onto a private balcony.

There is a large double bedroom with built in storage, as well as a modern bathroom with shower over bath. Furthermore, there is excellent storage throughout the property.

Cobalt Place is located a stone's throw from The River Thames and Battersea Square. You are a short walk to Battersea Park to the east and Clapham Junction to the South, providing excellent transport into Victoria (7 minutes) and Waterloo (9 minutes).

- Spacious One Bed
- Modern Finish Throughout
- Underfloor Heating
- Close to Clapham Junction
- Hard Floor Except Bedroom
- Secure Development

### £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)

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B	B4	B4
62-81	C		
43-62	D		
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £2,884.62  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D  
**EPC Rating:** B  
**Unfurnished**

### Chestertons Battersea Park & Nine Elms Lettings

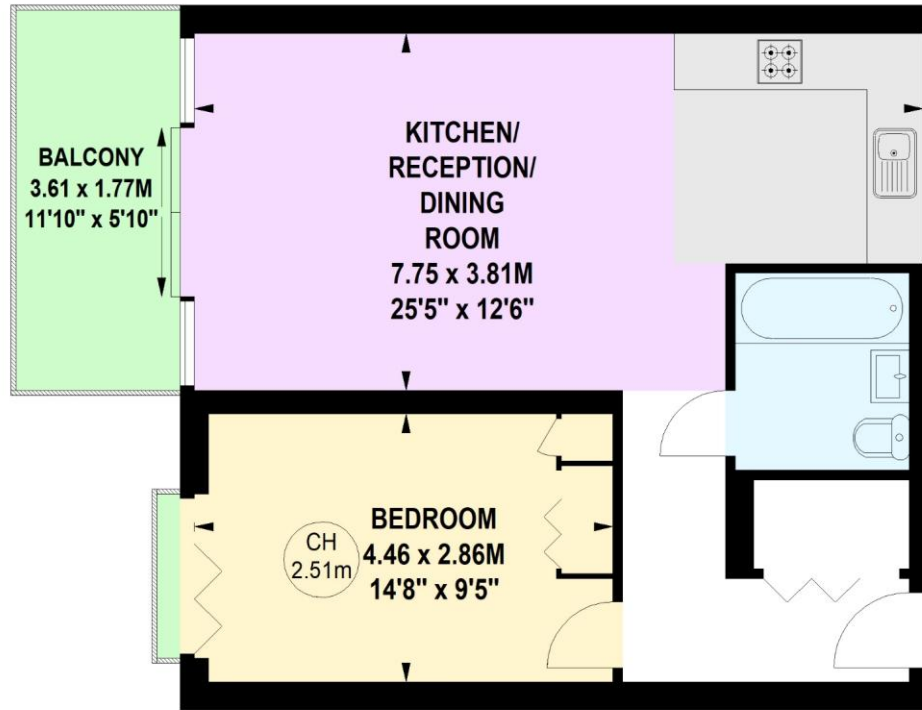
62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
[batterseapark@chestertons.co.uk](mailto:batterseapark@chestertons.co.uk)  
 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

# Cobalt Place, SW11

Approximate gross internal area

**52.58 sq m / 566 sq ft**

Key :  
CH - Ceiling Height



## Third Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.**

**All measurements and areas are approximate only**

