



Battersea Park Road  
London, SW11

CHESTERTONS





This stylish one-bedroom, second floor apartment is set within Rutherford House on Battersea Park Road. Once inside the flat, the well balanced accommodation is flooded with natural light and benefits from a modern, neutral décor with high specification fixture and fittings throughout.

This spacious apartment comprises of one double bedrooms, family bathroom, a large open plan kitchen with ample room for entertaining and double door opening out to a private balcony. The property further benefits from an off road parking space in the developments carpark.

The property is located within walking distance of Clapham Junction, Battersea Park and Queenstown road Stations, along with the many bus services on your doorstep leaving to Victoria, Chelsea, Oxford Circus and The City.

- Spacious 1 bedroom Apartment
- Walking Distance to Clapham Junction
- Private balcony
- Reception room with space for dining
- Private parking space

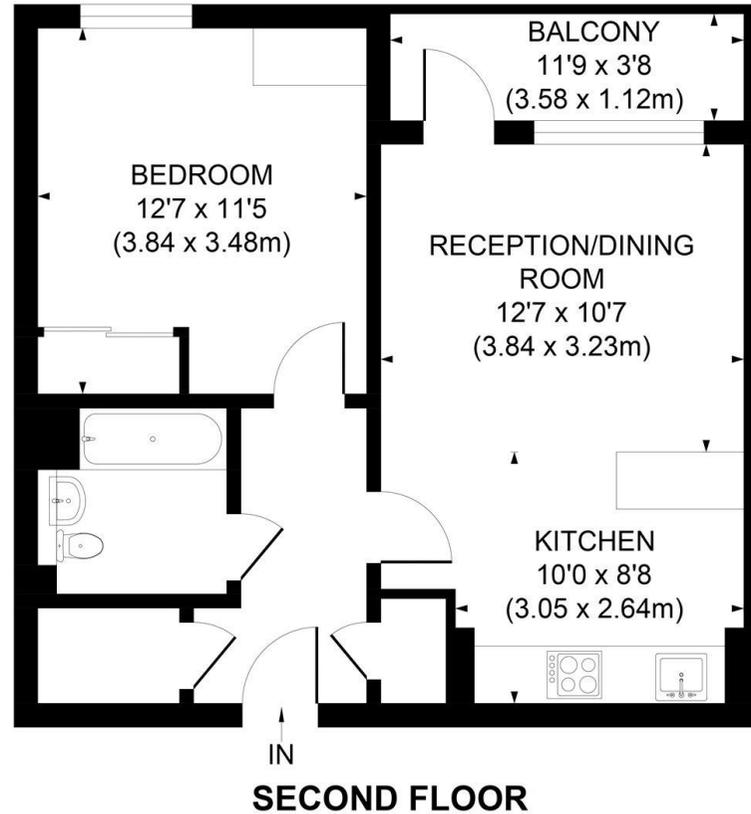
Asking Price £475,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 141 years 6 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

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**APPROX. GROSS INTERNAL FLOOR AREA 533 SQ. FT / 49.54 SQ. M**

Illustration for identification purpose only, not to scale  
 All measurements are maximum, and includes wardrobes and window bays where applicable  
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