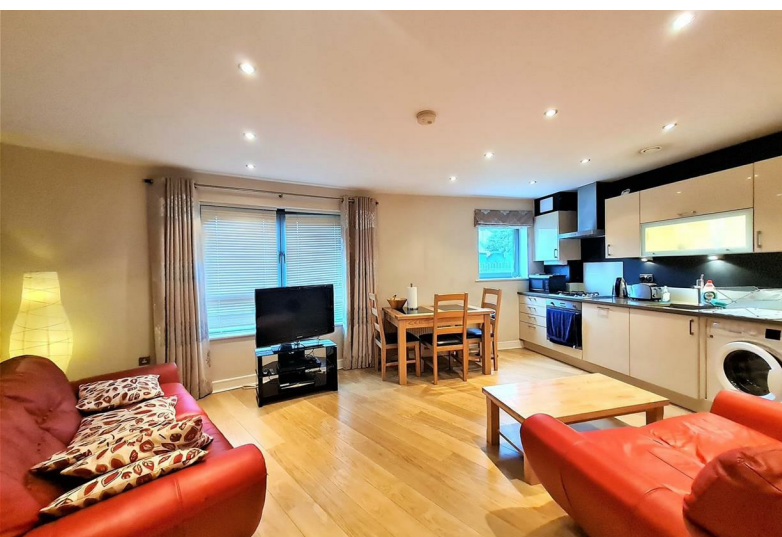


411 Battersea Park Road | London, SW11



**Offers In Excess Of £400,000  
Leasehold**

- Modern Apartment in Great Location
- Two Double Bedrooms
- Large Open Plan Reception and Kitchen
- Ground Floor
- Short Walk To Battersea Park
- Close To Shops, Bars And Restaurants
- Wandsworth Council Tax Band E
- Good Transport Links
- Part Furnished
- Available August 8th

# 411 Battersea Park Road | London, SW11

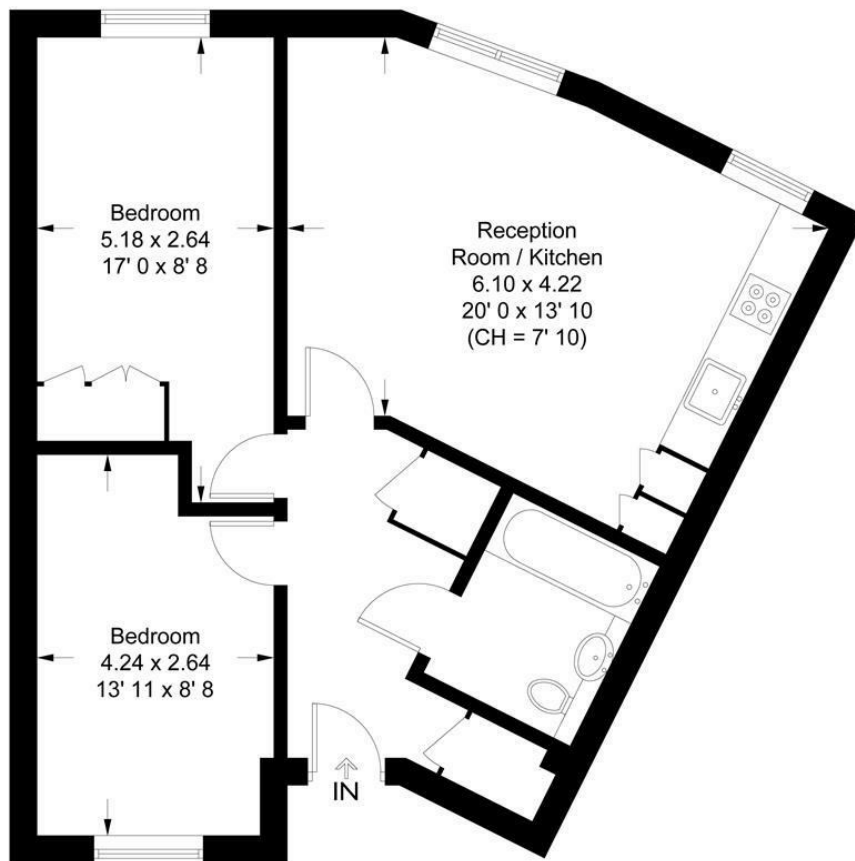


Well presented modern flat with a large open plan reception room and kitchen with fully integrated SMEG appliances, two large double bedrooms (master with fitted wardrobes), modern bathroom with over bath shower and fitted storage cupboards in the hallway.

Located on Battersea Park Road just moments from Battersea Park the development benefits from good choice of shops, bars and restaurants, as well as a range of Transport links with a network of Local buses and train/underground stations including Battersea Park (5 minutes to Victoria), Queenstown Road (10 minutes to Waterloo) and Battersea Power Station (Northern Line) all within walking distance.

Wandsworth Council tax band E.  
 Ideal for first time buyer or letting investor.  
 Service charge TBC. Lease 133 years unexpired.

**Battersea Park Road**  
 Approximate Gross Internal Area = 650 sq ft / 60.4 sq m



**Ground Floor**

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		79	79
(55-68) D			
(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			
(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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