



£3,000 Per Month

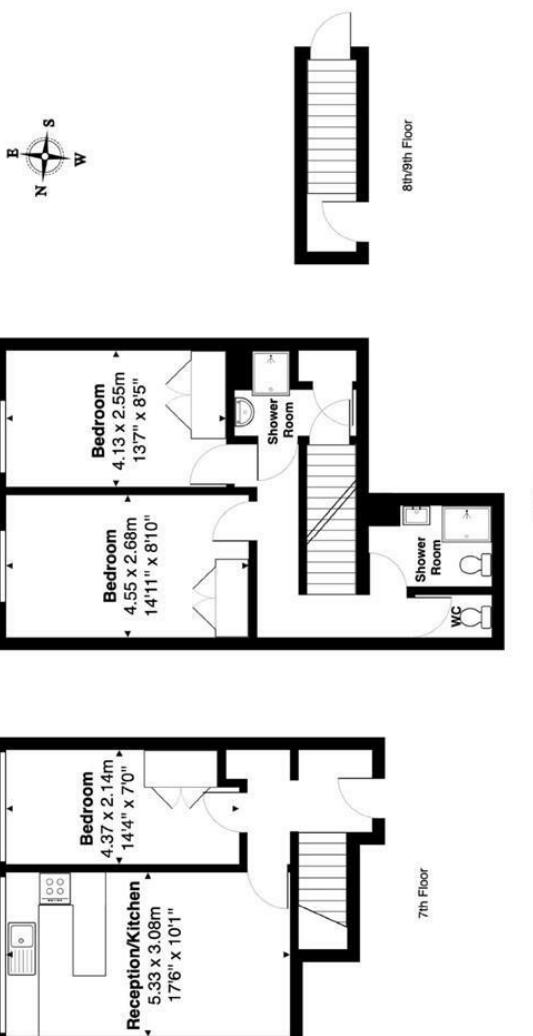
- Split Level Flat • 3 Double Bedrooms • 2 Shower Rooms • Well Presented • 7th Floor • Close to Tube • Short walk to Battersea Park • Wandsworth Council Tax Band A • Fantastic Views • Good Choice of Bars and Restaurants

Very well presented split level 7th floor flat in fantastic position just south of Battersea Park, a short walk from Chelsea Bridge. Comprises open plan reception room and modern kitchen with dishwasher, separate utility area with washing machine and dryer, 3 double bedrooms all with fitted wardrobes, 2 shower rooms and further WC. The flat has wooden flooring, good natural light and attractive views to the South and towards Battersea Power Station.

Located within a short walk of both Queenstown Road and Battersea Park Stations (5 minutes to Victoria, 10 minutes to Waterloo) as well as the Northern Line Tube stop at the Power Station;.

Offering spacious accommodation ideal for professional sharers, Wandsworth Council Tax band A. On street parking available via Wandsworth Council. Available end of January, start of February, part furnished/Furnished.

Youngs Court, Charlotte Despard Avenue, LONDON, SW11 5JE



Total Area: 75.8 m² ... 816 ft²
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
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.