



Burnelli Building
352 Queenstown Road, SW11

CHESTERTONS





Immaculately presented two-bedroom apartment on the 5th floor of this prestigious modern development.

The apartment consists of a well-proportioned open plan living room/ kitchen with a fantastic balcony off the living area that's accessed by floor to ceiling sliding glass doors that flood the room with natural light. The bedrooms are both good-sized double rooms with plenty of room for additional storage and furnishings. The apartment stretches to over 629sq ft of internal space; it has been designed and fitted out to a high standard.

The development benefits from excellent amenities that include a lift, a 24-hour concierge service and a well-maintained communal courtyard. Ideally located just moments from Battersea Park, Chelsea Bridge and the river and is within proximity of the fashionable Kings Road, Battersea Park mainline station, Northern line underground and Battersea Power Station with the great transport, eatery, and commercial options.

- Two Bedroom
- Private Balcony
- Great condition
- 5th floor
- Amazing Location

£3,500 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

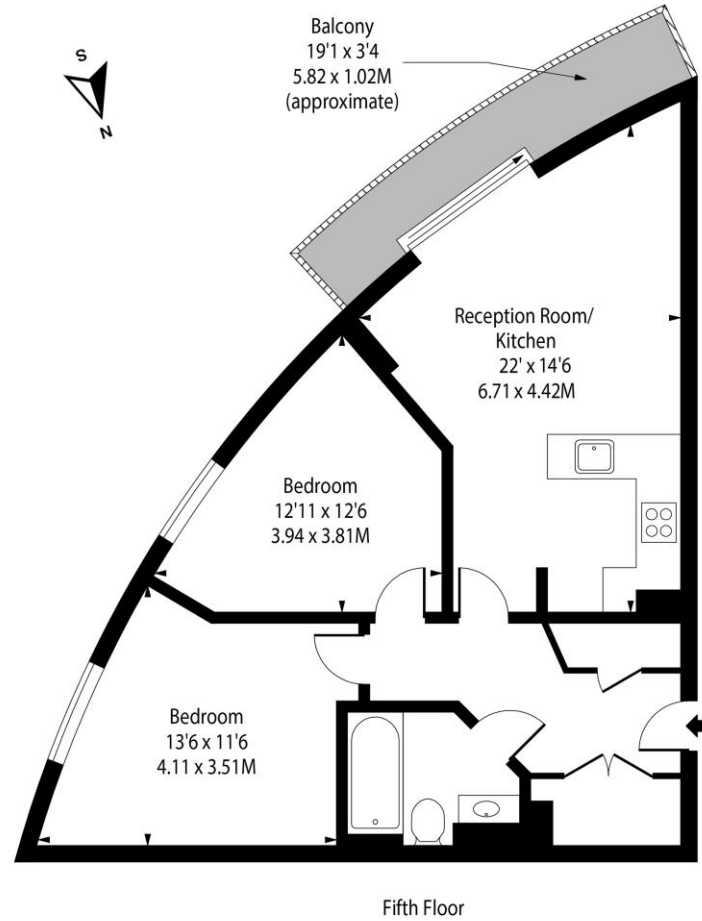
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Minimum Term: months
Deposit Required: £3,230.77
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B

Chestertons Battersea Park & Nine Elms Lettings

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 London
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Approx Gross Internal Area **629 Sq Ft - 58.44 Sq M**

Includes Limited Use Area - 9 Sq Ft
 Drawn in Accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 53808



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