



Park South Austin Road, London SW11 5JN



welcome to

Park South Austin Road, London

Barnard Marcus are now in receipt of an offer for the sum of £195,000 for Park South, Austin Road.

Anyone wishing to place an offer on the property should contact Barnard Marcus, 235-237 Lavender Hill, SW11 1JW 02072288686 prior to exchange of contracts.

An unmodernised one bedroom flat situated on the 17th floor of this well maintained block, just off Battersea Park Road.

The apartment comprises an open-plan kitchen/living area, bathroom, double bedroom and storage space throughout.

The property also boasts stunning views over London and benefits from a wealth of natural light. Further benefits within the development include a communal gym, swimming pool and a squash court. Additionally, there is 24 hour concierge and residents have access to the communal garden on the roof the building.

Park South is moments from Battersea Park which offers 200 acres of parkland and sport facilities including tennis courts and a boating lake. Park South is located on the corner of Austin Road just next to Battersea Park Road giving easy access to both Queenstown Road and Battersea Park train stations which provide regular services to Victoria and Waterloo. The regeneration of Battersea Power Station and Nine Elms are moments away with Circus Village West offering an abundance of restaurants, bars and cinema making this the ideal property for a rental investment or someone looking for a London base.



PARK SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 547 SQ FT - 50.82 SQ M



SEVENTEENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Park South Austin Road, London

- One double bedroom
- One reception room
- Lift, 24/7 porter, pool, gym
- Bathroom
- Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106391



Property Ref:
BTS106391 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


barnard marcus



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