

Primrose Mansions | , SW11



Offers In Excess Of £850,000
Leasehold - Share of Freehold

- 1st floor Period Mansion Flat • Two Double Bedrooms • Park Facing Balcony • High Ceilings • 736 SqFt Accommodation • Short Walk to Battersea Power Station • Excellent Transport Links • Directly Opposite Battersea Park • Chain Free • Share of Freehold

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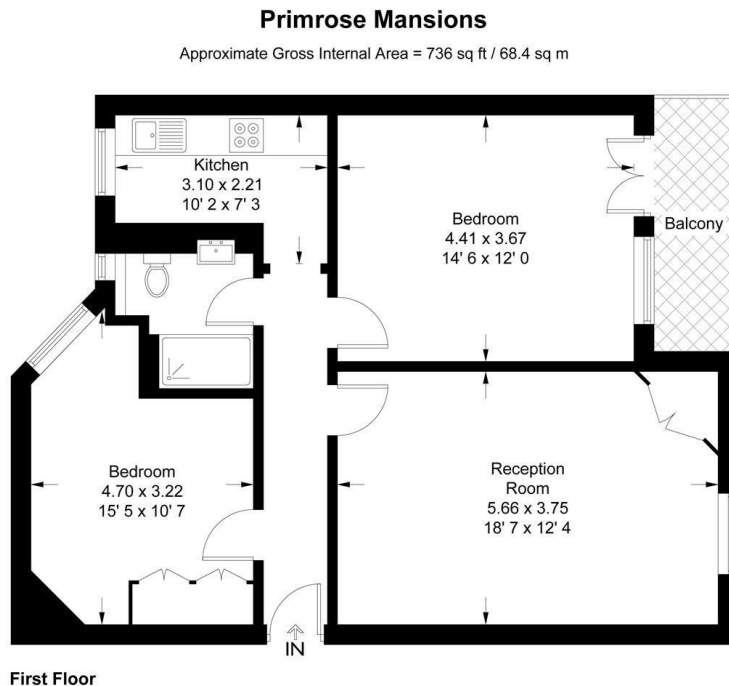


Highly desirable first floor two bedroom Victorian mansion flat located in fantastic position directly opposite and with stunning views of the wide open spaces of Battersea Park, a short walk from Chelsea Bridge.

With accommodation of over 730 sq ft, the property is very well presented throughout and comprises a spacious 18 ft reception room with French doors opening onto a private, park facing balcony, separate kitchen, 2 double bedrooms and modern bathroom. The property further benefits from masses of natural light, high ceilings and a wealth of original period features.

Primrose Mansions is on Prince of Wales Drive which runs along the south side of the park ideally placed for both Queenstown Road and Battersea Park Stations (10 minutes to Waterloo and 5 minutes to Victoria). It's also close to the Battersea Power Station Development with its range of shops, riverside bars and restaurants as well as the new Northern Line Tube Stop.

Wandsworth Council - Band D. 946 years lease and share of freehold, onsite porter service. Annual service charge approx £6,000. Available chain free, this is a must-see!



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
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.



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