



All enquiries Ref: Callum Glenn



- Leasehold ground floor self contained garden flat
- Full vacant possession

**Location:**

The property is situated on Southolm Street. Good public transport links include Battersea Park and Queenstown Road main line stations (services to/from Victoria, Waterloo and Clapham Junction), Battersea Power Station (Northern Line) and local bus services to Wandsworth, Clapham Junction, the City, Victoria, Chelsea and the West End. Road links include the A3205, A205 and A3. Good range of local shops (including a Tesco store), cafes and restaurants. Major shopping centres and other amenities available at Victoria, Wandsworth and Clapham Junction. The flat is within easy distance of Battersea Park, the Battersea Power Station development and the River Thames.

**Accommodation (approx 50m<sup>2</sup> / 523sqft):**

Bedroom, reception room, kitchen, shower room/WC  
 Outside: Front yard

**EPC Rating:** D

**Council Tax Band:** D

**Lease:**

The property is held on a new lease. For full lease details please refer to the legal pack

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advise for viewers on page 19 of this catalogue.

