

Lurline Gardens | London, SW11



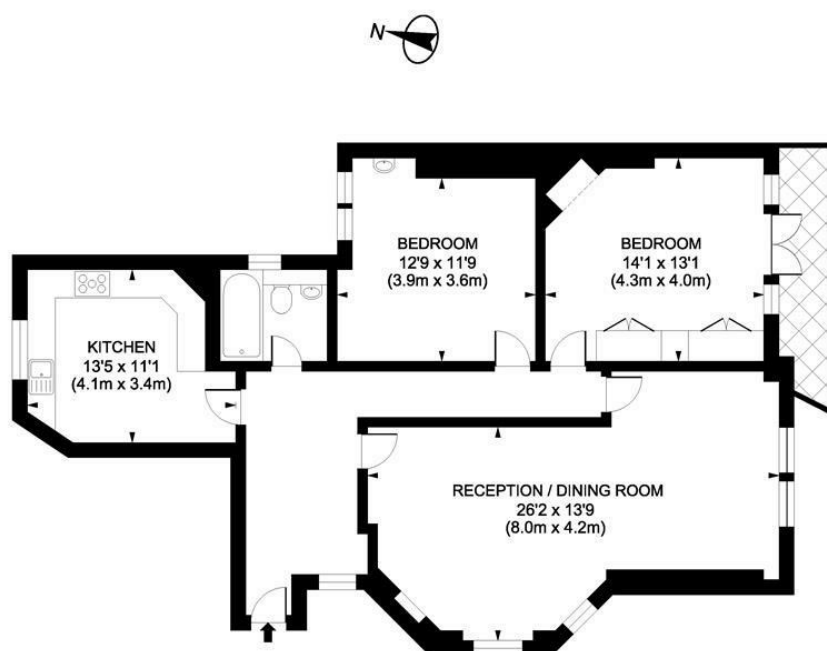
£860,000
Leasehold

- Period Mansion Flat • Two Double Bedrooms • Double Reception Room • Private South Facing Balcony • Eat-in Kitchen • High Ceilings • Close to Battersea Park • Resident on-street Parking Permit available on application • Short Walk to Chelsea Bridge

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Very spacious 1076 sq ft third floor period mansion flat ideally located in a fantastic setting alongside Battersea Park, a short walk from Chelsea Bridge. The accommodation comprises entrance hallway, a double reception room incorporating dining area, separate kitchen/breakfast room, 2 decent size double bedrooms and bathroom. The flat has masses of natural light and has its own south facing balcony. Features include high ceilings, exposed floorboards and sash windows. Resident on-street parking permit available on application. Both Queenstown Road and Battersea Park Stations are close by providing quick, direct access to Waterloo, Clapham Junction and Victoria. The flat offers fantastic potential in the coming years given its very close proximity to the Battersea Power Station development and forthcoming Northern Line Extension.



THIRD FLOOR

Lurline Gardens, SW11
Gross Internal Area 1076 sq ft/100 sq metres
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(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	53	59
(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.



Eden Harper Property Consultants
64 Battersea Park Road, London, SW11 4JP
0207 720 1116
info@edenharper.com
www.edenharper.com