

Battersea Park Road | London, SW8



£485,000
Leasehold

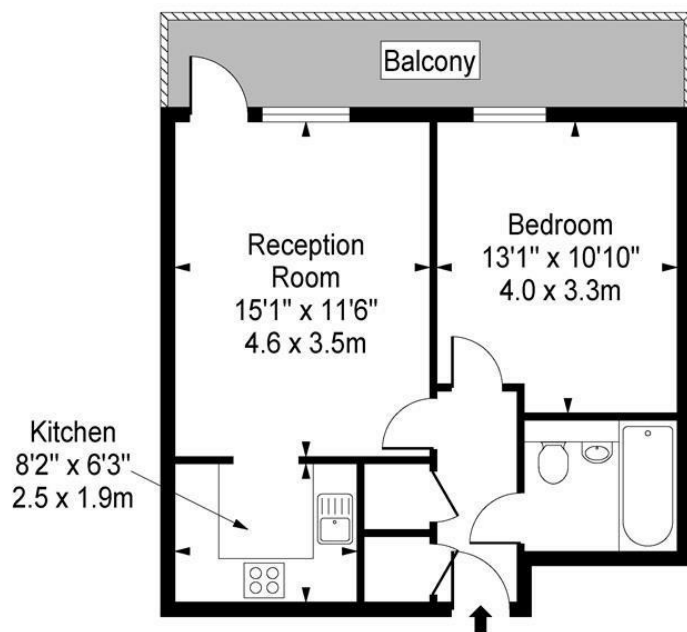
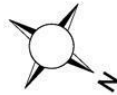
- One Bedroom Apartment • Modern Development • Hardwood Flooring • Good Size Private Terrace • Opposite Battersea Power Station • Close to Chelsea Bridge • EPC B/B • Onsite Gymnasium • Underground Car Parking • Excellent Transport Links

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Superb third floor apartment in modern development located right opposite Battersea Power Station. Accommodation comprises; open plan reception room with a fully integrated kitchen with dishwasher, good size double bedroom, bathroom with shower and good sized private terrace. The flat looks into the development's attractive private courtyard and further features include hardwood flooring, concierge and onsite gymnasium. The flat has its own secure underground car parking space. Both Queenstown Road and Battersea Park Stations are a short walk away providing quick direct access to Victoria and Waterloo. Fantastic investment opportunity given its close proximity to the Power Station and Nine Elms Regeneration with Northern Line Tube Extension.

Viridian Nine Elms Lane Battersea, SW8



Third Floor

Approx Gross Internal Area **474 Sq Ft - 44.0 Sq M**

For Illustration Purposes Only - Not To Scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(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	83	83
(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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