



CHATTERTON | REES



Francis House Eltringham Street, London, SW18 1GU

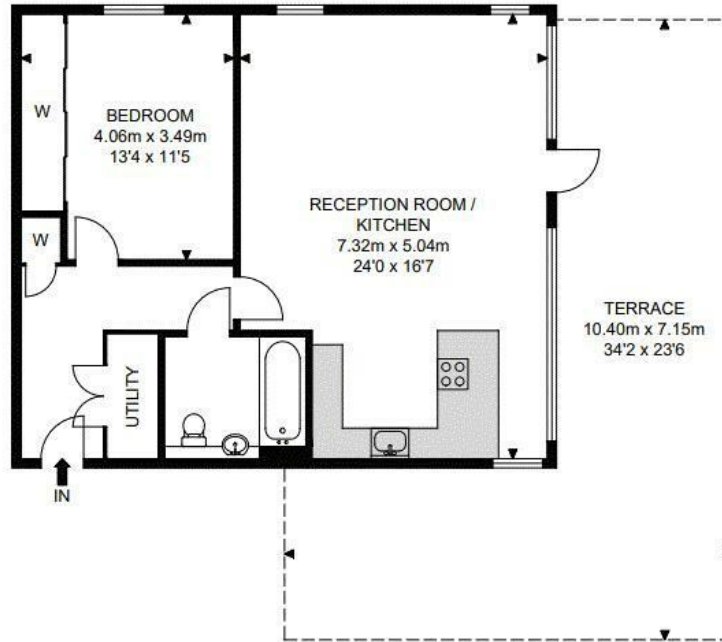
£600,000

A beautifully presented, light and modern 1 bedroom, 1 bathroom penthouse on the top floor (with lift) in the popular Schoolyard development. The flat boasts a unique and rare wrap around terrace which is 453 sqft.

It is a perfect addition for entertaining. With unrestricted afternoon and evening sun and nobody overlooking you it is your very own private sanctuary. With almost 700sqft of lateral living space, this sleek modern flat is a must see.

Located off York Road and within short walking distance of the fashionable Old York Road with boutique coffee shops and local amenities. The development of Battersea Reach is nearby too providing riverside access.

Francis House



4th Floor



APPROX. GROSS INTERNAL FLOOR AREA 680.27 SQ FT / 63.20 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 453.16 SQ FT / 42.10 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		
(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		

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