

# Battersea Church Road | London, SW11



**£2,300 Per Month**

- Fantastic Purpose Built Flat • 2 Double Bedrooms • 14th Floor • Stunning Views across the Thames and London Skyline • Large Open Plan Reception Room/Kitchen • Well Presented • Wooden Flooring • Off Street Residents Parking • Furnished or Unfurnished • Available 15th April

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Fantastic spacious 2 double bedroom apartment located in highly desirable position close to the Thames, a short walk from Battersea Bridge and the wide open spaces of Battersea Park.

The accommodation comprises a vast open plan reception room and kitchen, 2 double bedrooms, bathroom and separate WC. Located on the 14th floor of a well maintained purpose built block the flat enjoys stunning views across the Thames and the London skyline. Features include wooden flooring, gas central heating and masses of natural light.

Residents benefit from access to on-site residents' parking, secure entry, and a peaceful riverside setting.

Ideally located approximately 0.9 miles from Clapham Junction Station. It is approx 0.6 miles from Battersea Square, which offers a charming selection of cafes, restaurants, and boutique shops.

EPC Rating C. Wandsworth Council Tax Band C. Available furnished/unfurnished from April 15th.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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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