

# Charlotte Despard Avenue | London, SW11



**Offers In Excess Of £300,000**  
**Leasehold**

- Large Split Level Flat • Large Private Terrace • Wooden Flooring • 3 Double Bedrooms • Large Reception Room • Separate Kitchen • Excellent Transport Links • Close to Battersea Park • Short Walk to Battersea Power Station Tube • Great Letting Investment

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First floor 3 bedroom apartment with its own private terrace. Split over 2 floors and comprises large reception room and separate fitted kitchen, cloakroom, 2 double bedrooms, one smaller bedroom (small double or good single) and bathroom with shower fitting. Features include wood flooring and double glazed windows.

Well located for both Queenstown Road and Battersea Park Stations and just moments from the wide open spaces of the park itself and a short walk to Chelsea Bridge.

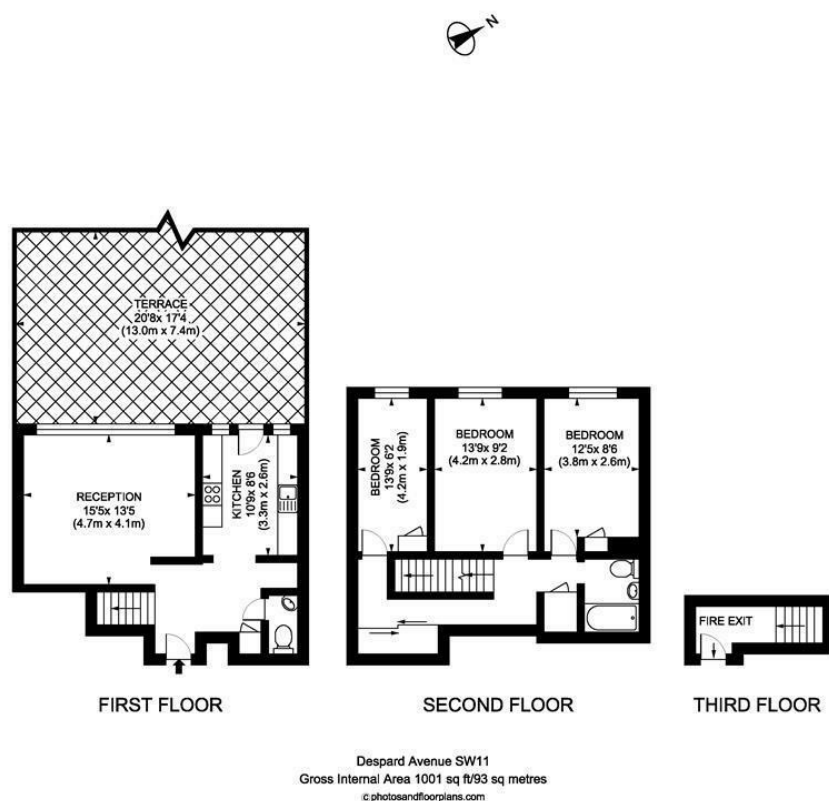
Battersea Power Station Tube is within approx 12 minutes walk with all the shops, riverside bars, restaurants and coffee shops on hand too.

Off street residents' parking permit on application.

Wandsworth Council Tax Band A.

93 years lease.

Cash buyers only due to lending restrictions.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      | 69        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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