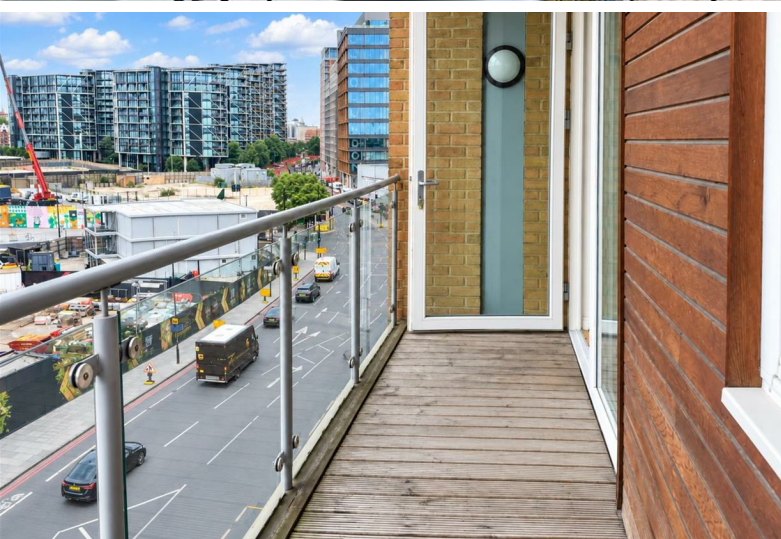


Battersea Park Road | London, SW8



£500,000
Leasehold

- Modern Development • Open Plan kitchen and reception room • Directly Opposite Battersea Power Station • Concierge Service • Excellent Investment Potential • 2 Double Bedrooms • 2 Bathrooms • Short Walk to Battersea Park • 136 Years Lease • Close to Chelsea Bridge

Battersea Park Road | London, SW8

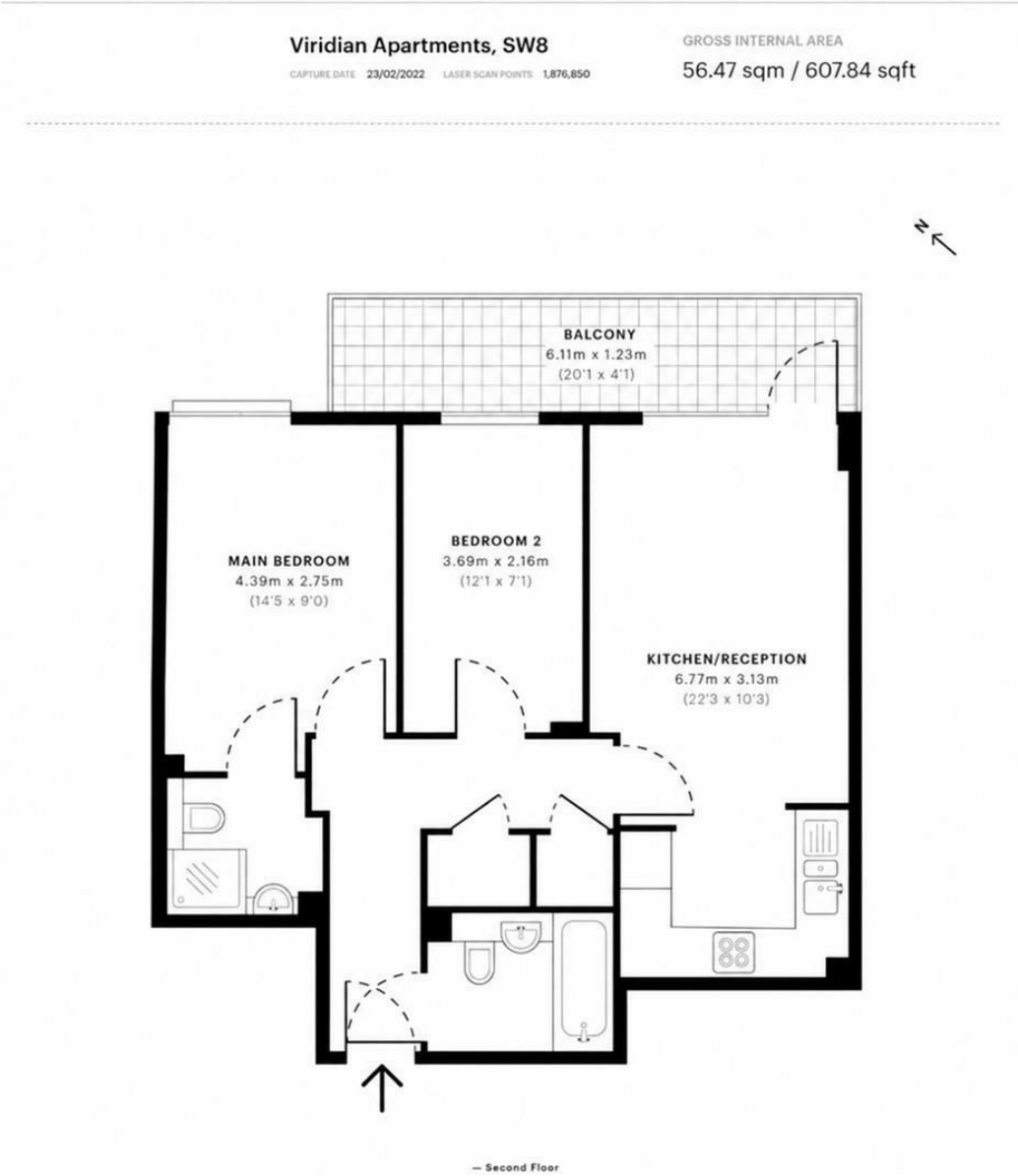


A well-presented two-bedroom apartment with a generous private balcony, superbly positioned directly opposite Battersea Power Station Underground.

The accommodation comprises a bright open-plan reception and dining area with direct access onto a substantial private balcony, a separate fitted kitchen, a spacious double bedroom with en-suite and a modern bathroom with shower over the bath and a smaller double bedroom. The property also benefits from two useful storage cupboards located off the hallway.

Residents benefit from a concierge service. The property is exceptionally well connected, with Battersea Power Station Underground station directly opposite, while Battersea Park and Queenstown Road stations are both within easy walking distance.

The apartment is also ideally placed to enjoy the extensive range of shops, restaurants, cafés and leisure facilities surrounding Battersea Power Station and the wider Nine Elms regeneration area.



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

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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