

**£2,750 PCM**

- 16th Floor Apartment • 3 Double Bedrooms • Stunning Views • 831 Sq ft • 17 ft Reception Room and Separate Kitchen • On Site Gym, Squash Court and Swimming Pool • Very Close to Battersea Park • Excellent Transport Links • Concierge • Secure Underground Allocated Car Parking

# Park South | , SW11



Fantastic 831 sq. ft purpose built flat with stunning views across Battersea Park and the London skyline.

Offers masses of space and natural light comprising a huge reception room with dining space, separate modern kitchen, 3 large double bedrooms with fitted storage, bathroom and further WC.

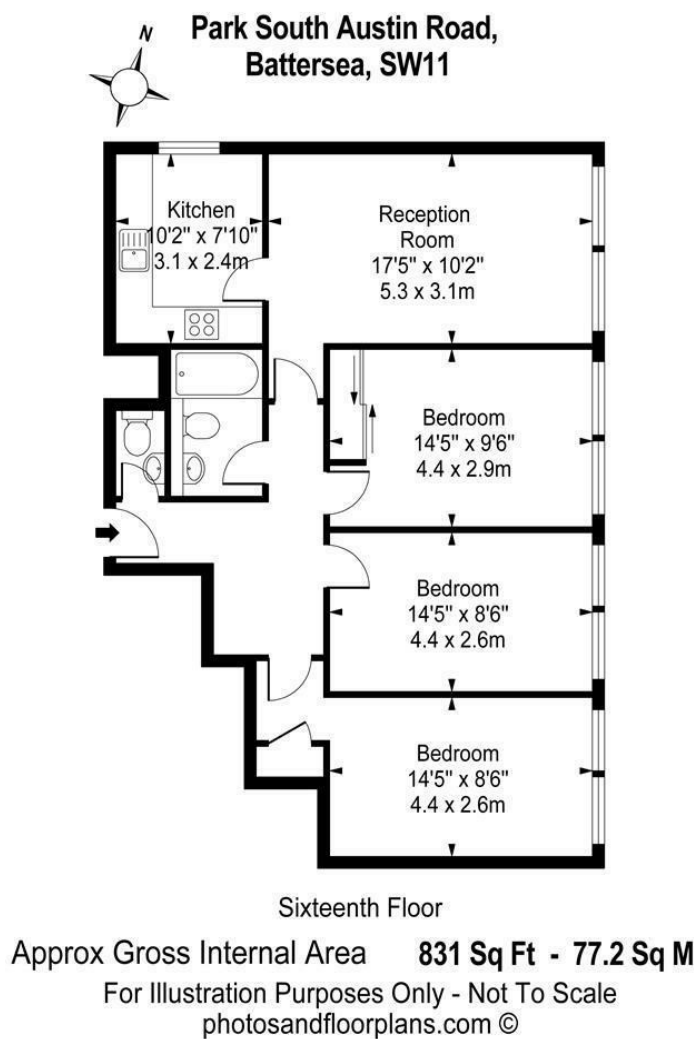
The development is well maintained and presented and features concierge service, communal terrace, and onsite squash court, gym and heated swimming pool.

This flat comes with its own underground car parking space (available at £75/month extra) and useful storage locker.

Located a short walk from Battersea Park and Chelsea Bridge and ideally placed for both Queenstown Road (11 minutes to Waterloo) and Battersea Park Stations (5 minutes to Victoria). Also well placed for Battersea Power Station with its range of shops, riverside bars and restaurants and Northern Line Tube Stop.

Wandsworth Council Tax Band D. Ideal for professional sharers or young family, unfurnished.

PLEASE NOTE PHOTOS DISPLAYED WERE TAKEN AT THE BEGINNING OF CURRENT TENANCY.



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>	77	77
(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>	74	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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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