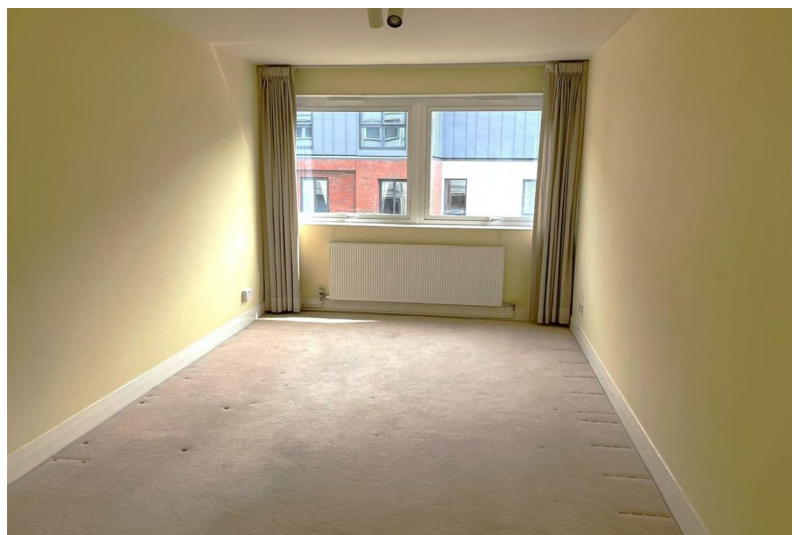


Austin Road | London, SW11



£290,000

Leasehold - Share of Freehold

- One Double Bedroom Flat • Reception Room and Separate Eat-In Kitchen • Smart Private Development • Residents Gym & Indoor Swimming Pool • Excellent Transport Links • Concierge Service • Communal Roof Terrace • CASHBUYERS ONLY • Lease 160 years and Share of Freehold • No Chain

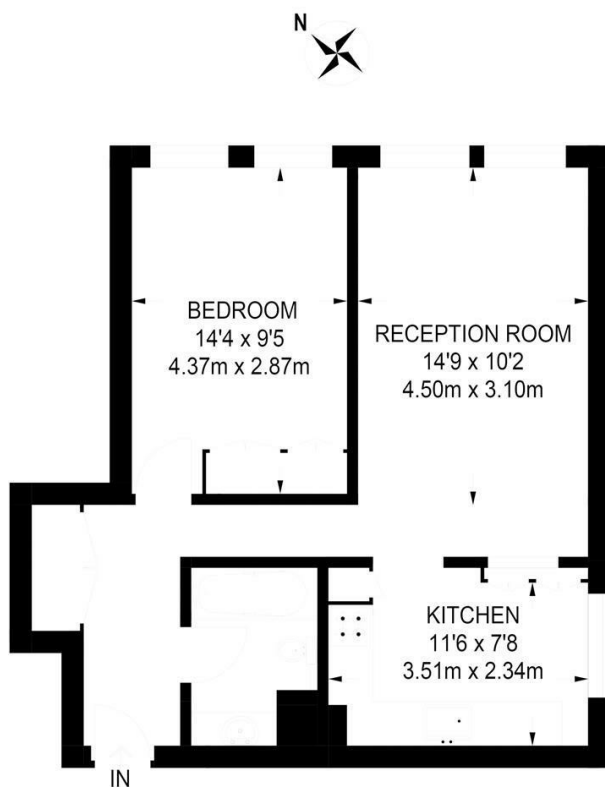
A very good size one bedroom 3rd floor apartment in a private development with concierge. The 552 Sq Ft accommodation is well presented and comprises large reception room, separate eat-in kitchen, double bedroom with fitted storage and bathroom with shower over bath.

The building has smart communal areas with 2 lifts and includes residents' heated indoor swimming pool, gym, squash court, secure bike store and concierge service. The flat also has the benefit of a large secure storage unit.

Has superb transport links with both Queenstown Road and Battersea Park Stations within 10 minutes walk (11 minutes to Waterloo and 5 minutes to Victoria). Also well placed for Battersea Power Station Tube (Northern Line) and good bus services to the West End and City. Wandsworth Council Tax Band C. Lease 160 years and comes with share of freehold, service charge £6,686/annum.

Located 2-3 minutes walk from the wide open spaces of Battersea Park and close to Chelsea Bridge. Offers great potential as a letting investment with reliable yield. Due to some lending restrictions CASH BUYERS are preferred although we understand the Skipton Building Society will consider low loan-to-value applications.

Currently vacant, available with no chain.



This plan has been drawn for illustrative and identification purposes only.

THIRD FLOOR
552 SQ FT / 51.3 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 	

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.