

# Albert Palace Mansions | , SW11



**£2,650 PCM**

- Period Mansion Flat • Two Double Bedrooms • 2 Reception Rooms • Solid Wooden Flooring • Second Floor • Fantastic Location • Very Close to Battersea Park • Excellent Transport Links • Walking distance to Battersea Power Station Tube • Part Furnished

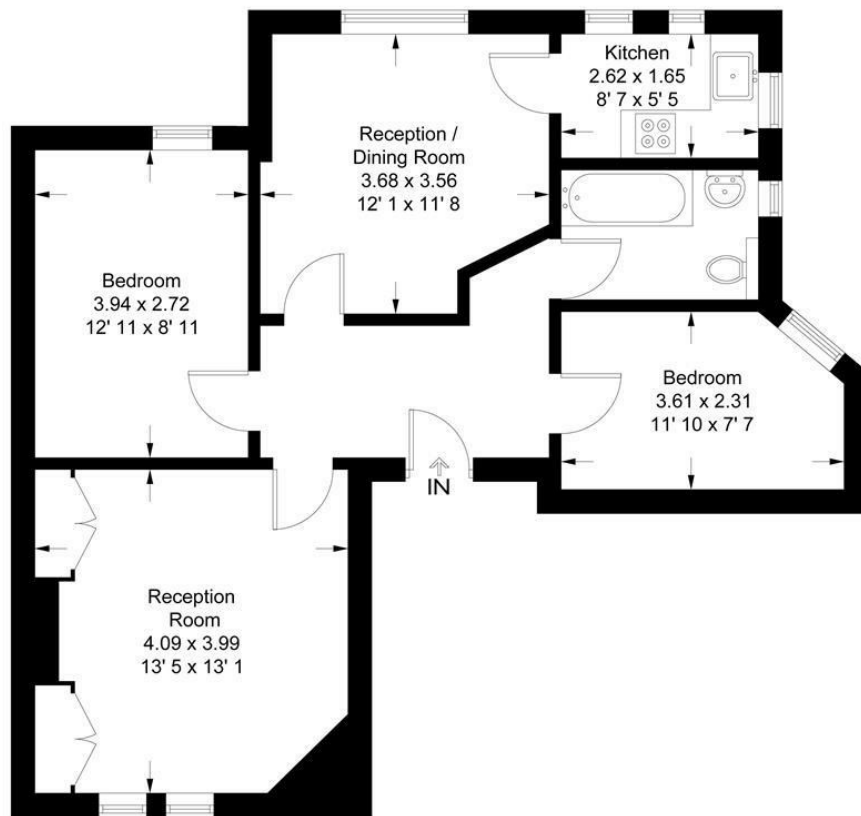
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Superb second floor Victorian Mansion flat situated in fantastic residential road alongside Battersea Park, a short walk from Chelsea Bridge and Battersea Power Station. Comprises reception room, separate dining room leading into kitchen with dishwasher, 2 double bedrooms, wide hallway and bathroom. Mansion Block Leasehold covenants may apply. Ideally placed for both Queenstown Road and Battersea Park Stations, providing quick access to Victoria, Waterloo and Clapham Junction. The new Northern Line Extension Tube stop at Battersea Power Station is within 12 minutes walk with great choice of shops, riverside bars and restaurants. On street resident's parking permit available on application through Wandsworth. Perfect for professional couple or sharers. Wandsworth Council Tax Band E. Available 9th June, part furnished.

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Approximate Gross Internal Area = 703 sq ft / 65.3 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(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>		71
(55-68) <b>D</b>	64	
(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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