



£3,250 Per Month

- 5th Floor Purpose Built Flat • 3 Large Double Bedrooms • Large Reception Room • Separate Modern Kitchen • Concierge Service • Indoor Residents' Swimming Pool, Gym & Squash Court • Wooden Flooring • V Close to Battersea Park • Short Walk to Battersea Power Station • Part Furnished

Austin Road | , SW11

Very spacious flat in smart, purpose-built building with concierge service and its own indoor swimming pool, gym and squash court.

Comprises spacious reception room, separate modern kitchen, 3 large double bedrooms with fitted storage, bathroom with shower and further WC. Features include wooden flooring, double glazed windows and attractive easterly views.

Located just south of the wide open spaces of Battersea Park and a few minutes walk from Chelsea Bridge. It benefits from excellent transport links - both Queenstown Road and Battersea Park Stations are closeby (10 minutes to Waterloo and 5 minutes to Victoria) and Battersea Power Station Tube is within easy walking distance (Northern Line). Good bus services into the West End and City.

Secure underground car parking space subject to availability and not included with the flat. PLEASE NOTE PHOTOS DISPLAYED WERE TAKEN PRIOR TO CURRENT TENANCY. Wandsworth Council Tax band D. Available 14th February, part furnished.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	78	80
(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.