



## Stewarts Road | London, SW8



Well presented third floor ex local authority flat located just east of Battersea Park, close to Chelsea Bridge and fantastically placed for Battersea Power Station Tube which is within 2-3 minutes walk. The flat comprises reception room, separate kitchen, 2 double bedrooms and bathroom.

Both Queenstown Road and Battersea Park Stations are close by providing quick access to Waterloo (10 minutes) and Victoria (5 minutes), and also close to good bus routes to Chelsea, Vauxhall, West End. Ideal for 2 professional sharers. Wandsworth Council Tax Band C. Available 18th July, part furnished.

- Purpose Built Flat
- 2 Double Bedrooms
- Good Size Reception Room
- Separate Eat In Kitchen
- 3rd Floor
- 2-3 Minutes Walk from Battersea Power Station Tube
- Close to Battersea Park
- Wandsworth Council Tax Band C
- Part Furnished
- Available 29th June

**£2,000 PCM**

### Viewing

Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C	71	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.