



**Offers In Excess Of £325,000**  
**Leasehold**

- Large Split Level Flat • Large Private Terrace • 3 Double Bedrooms • Modern Kitchen • Large Reception Room • Excellent Transport Links • Close to Battersea Park • Short Walk to Battersea Power Station Tube • 995sqft • Cash buyers only

# Charlotte Despard Avenue | London, SW11



Large split level purpose built flat with fabulous 750 sq ft private roof terrace situated in highly desirable spot.

The accommodation comprises very good size reception room, separate modern, well appointed kitchen, 3 double bedrooms, modern bathroom and further downstairs WC.

Located in superb setting moments away from the wide open spaces of Battersea Park, a short walk from Chelsea Bridge. Battersea Power Station with its extensive range of shops, riverside bars, restaurants and coffee shops is less than 15 minutes walk away.

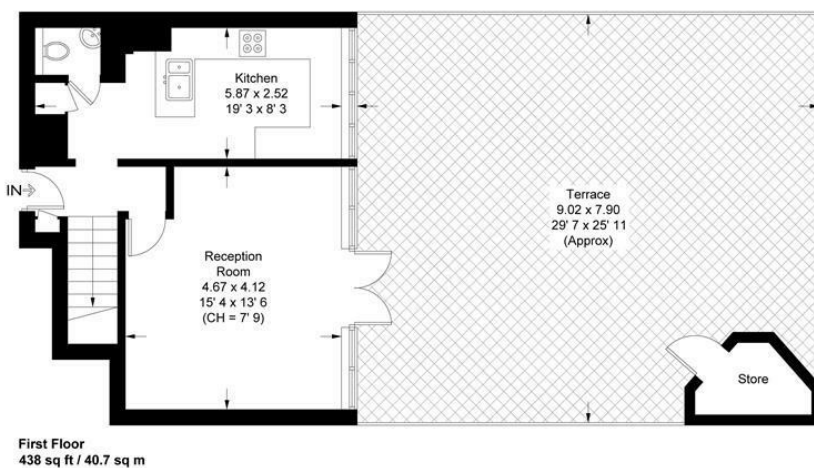
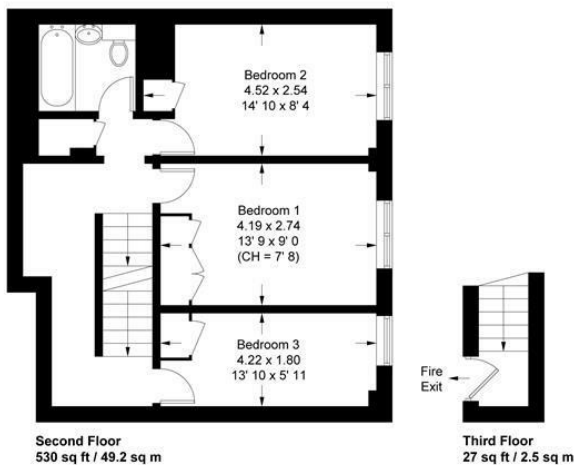
Enjoys excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk (10 minutes to Waterloo and 5 minutes to Victoria). The Northern Line Battersea Power Station Tube stop is also within easy walking distance. Good choice of buses into the West End, Westminster and the City.

Lease remaining is 86 years (in the process of being extended), Wandsworth Council Tax band A, Service Charge £1197.56

Ideal letting investment or family home. Available to cash buyers only due to current lending restrictions.

## Charlotte Despard Avenue

Approximate Gross Internal Area = 995 sq ft / 92.4 sq m  
 Store = 26 sq ft / 2.4 sq m  
 Total = 1021 sq ft / 94.8 sq m



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) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



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