



**Offers In Excess Of £275,000
Leasehold**

- Available to cash buyers
- Short walk to Chelsea Bridge and Battersea Power Station
- Large Reception Room
- Separate Kitchen
- 3 Double Bedrooms
- Bathroom and Separate Downstairs W.C
- Battersea Park and Queenstown Road Stations Nearby
- 91 Year Lease
- Good Buy To Let Investment
- Available With No Chain

Very good size split level purpose built flat located just south of Battersea Park, a short walk from Chelsea Bridge and Battersea Power Station.

The accommodation comprises a large reception room, separate kitchen, 3 double bedrooms, bathroom and further downstairs WC.

The flat is generally in good order and has masses of potential but would benefit from some updating. It's ideal as a family home, for sharers or as a letting investment. It has good flexibility to be converted into a 4 bedroom property to enhance the rental value.

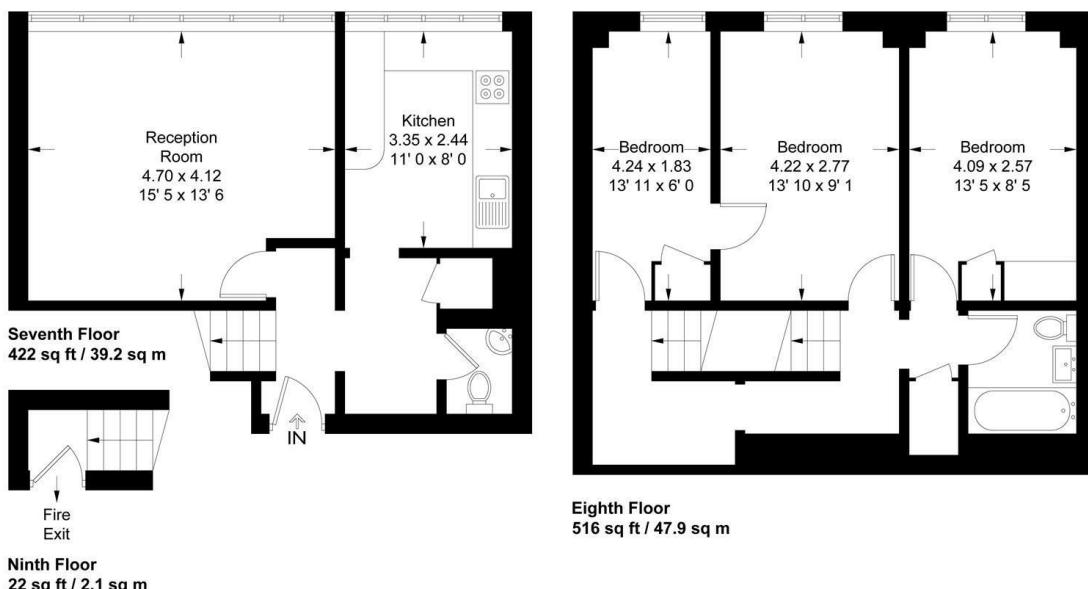
Enjoys excellent transport links with both Queenstown Road and Battersea Park Mainline Stations within 5-6 minutes walk (direct trains 11 minutes to Waterloo and 5 minutes to Victoria). The new Northern Line Tube Extension at Battersea Power Station is also within easy walking distance and there are good bus routes into the West End and City.

Communal heating and hot water charge of £25.25/week. Service Charge £1,585/annum, lease is 91 years. Available with no chain.

CASH BUYERS ONLY DUE TO LENDING RESTRICTIONS.

Lucas Court

Approximate Gross Internal Area = 960 sq ft / 89.2 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	74	74
(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.