

Austin road | , SW11



**Asking Price £325,000**  
**Leasehold**

• Chain Free • 2 Double Bedrooms • Large Reception Room • Separate Kitchen • Close to Battersea Park • Excellent Transport Links • Walking Distance to Battersea Power Station • Mainline Stations and Northern Line Tube • Shared Balcony • 90 year lease

Good sized two bedroom flat in a well maintained purpose built block with lift access, located just south of Battersea Park, close to Chelsea Bridge and Battersea Power Station.

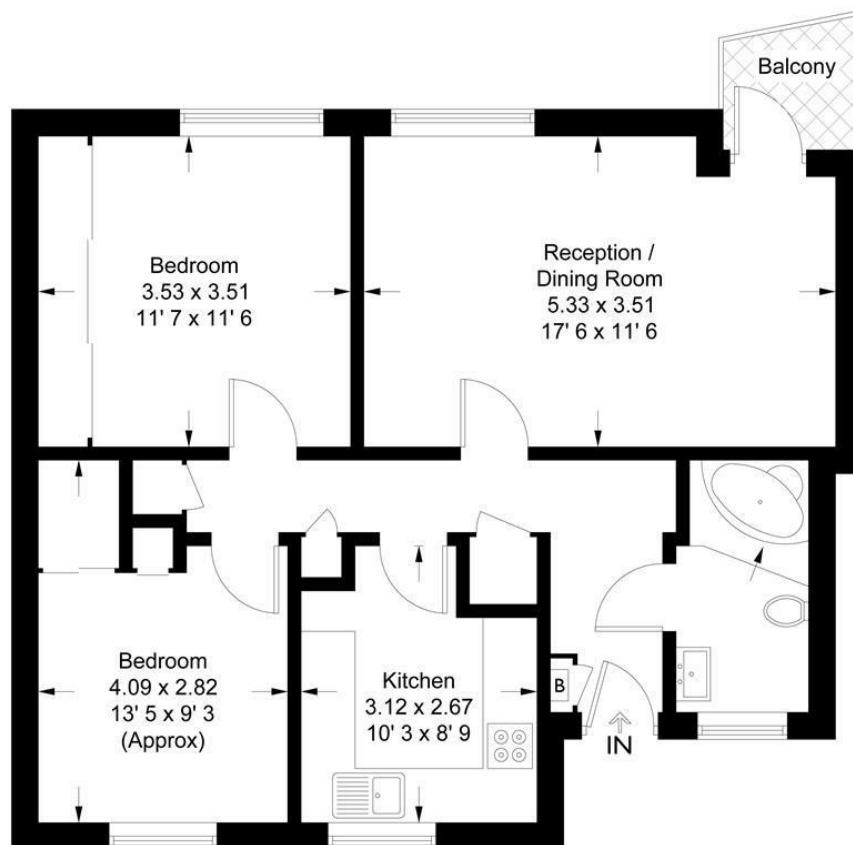
The accommodation comprises large reception room opening onto a shared balcony, separate kitchen, 2 double bedrooms and bathroom. The property could do with some work but has great upside benefitting from great location, space, ample storage, double glazed windows and gas central heating. Ideal as a letting investment or first time purchase.

It's in a fantastic position with excellent transport links, with both Queenstown Road and Battersea Park stations are within 10 minutes walk (direct trains to Waterloo in 10 minutes and Victoria in 5 minutes) as well as the new Northern Line Tube Extension at Battersea Power Station (Zone 1). There's a great choice of shops, riverside bars, restaurants and coffee shops all within easy reach.

Wandsworth Council Tax Band C. Service charge - £1,873.18. Chain free.

## Atkinson House

Approximate Gross Internal Area = 692 sq ft / 64.3 sq m



Fourth 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>		
(69-80) <b>C</b>		
(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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.