



**£290,000  
Leasehold**

- Purpose Built Flat • One Bedroom Flat • Spacious and Bright • Reception Room and Separate Kitchen • Balcony • Off street Parking • Wandsworth Council Tax ( Band A ) • Excellent Transport Links • Close to Battersea Power Station • Close to Battersea Park

Approx 500sq ft flat located in ideal setting very close to the green spaces of Battersea Park, a short walk from Chelsea Bridge.

Forming part of a well-maintained low-rise brick building with lift access and residential parking permits can be applied for from Wandsworth Council.

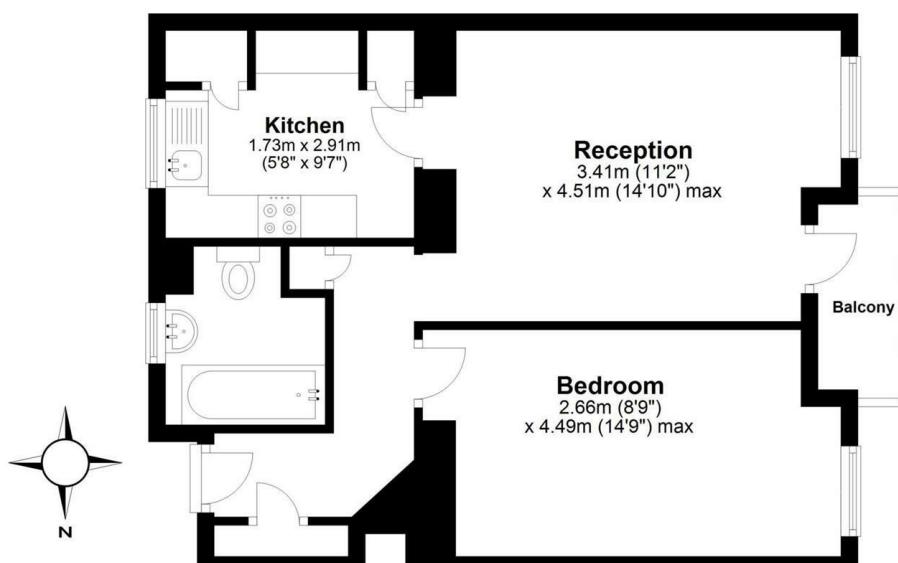
The accommodation comprises large bright reception room opening leading onto a private balcony, separate kitchen, double bedroom with ample fitted storage, bathroom with shower over bath. The flat has carpeted flooring, and useful fitted storage space.

Benefits from superb transport links with both Queenstown Road and Battersea Park Stations within 5 minutes' walk (10 minutes to Waterloo and 5 minutes to Victoria) as well as the new Northern Line Tube Stop at Battersea Power Station. There are good bus routes into the West End, Westminster and the City.

Lease 89 years remaining. Wandsworth Council Tax Band B. Ideal first-time purchase or letting investment.

## Second Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 46.3 sq. metres (498.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

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		

70

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.