



**£3,000 Per Month**

- 5th Floor Purpose Built Flat • 3 Large Double Bedrooms • Large Reception Room • Separate Modern Kitchen • 24/7 - 365 Concierge Service • Indoor Residents' Swimming Pool, Gym & Squash Court • Newly Refurbished With New Carpets Throughout • Close to Battersea Park • Short Walk to Battersea Power Station • Part Furnished

Very spacious flat in smart, purpose-built building with 24/7 - 365 concierge service and its own indoor swimming pool, gym and squash court. Comprises spacious reception room, separate modern kitchen, 3 large double bedrooms with fitted storage, bathroom with shower and further WC. Features include wooden flooring, double glazed windows and attractive easterly views.

This Flat has been Newly Refurbished to a high Standard with Brand New carpets throughout.

Located just south of the wide open spaces of Battersea Park and a few minutes walk from Chelsea Bridge. It benefits from excellent transport links - both Queenstown Road and Battersea Park Stations are close by (10 minutes to Waterloo and 5 minutes to Victoria) and Battersea Power Station Tube is within easy walking distance (Northern Line). Good bus services into the West End and City.

Secure underground car parking space subject to availability and not included with the flat. Wandsworth Council Tax band D. Available 7th March, part furnished.

## Park South, SW11

Gross internal area (approx) 79.80 sq m / 859 sq ft



Key :  
CH - Ceiling Height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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.