



## 1 bed apartment to buy in SW11

Battersea Park Road, London, SW11 5DG

**£350,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom
- ✓ Newly Redecorated
- ✓ Walking Distance to Battersea Park
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This newly redecorated well-presented one bedroom apartment offers both contemporary décor and convenient location. The bright and airy property offers residents serenity whilst being extremely well positioned for both travel and leisure. The spacious double bedroom boasts fitted wardrobes, large windows and carpet.

The open plan dual aspect living room and modern kitchen features partial floor-to-ceiling windows, built-in appliances, double glazing throughout and wooden flooring.

This property is ideally situated for transport via Battersea Park or Queenstown Road rail stations and the many bus routes across both Battersea and Chelsea Bridge. The property is a short walk from Battersea Park featuring one of London's largest green spaces including a riverside promenade, large lake, children's play areas, children's zoo, the Pump House gallery, ceremony venue and sports facilities. There is a short onwards walk to the renowned Battersea Power Station, famous following its regeneration boasting a shopping mall, bars, restaurants and more.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 109

Annual Service Charge Amount: £2,431.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: None, Permit Parking

Year built: 2009

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

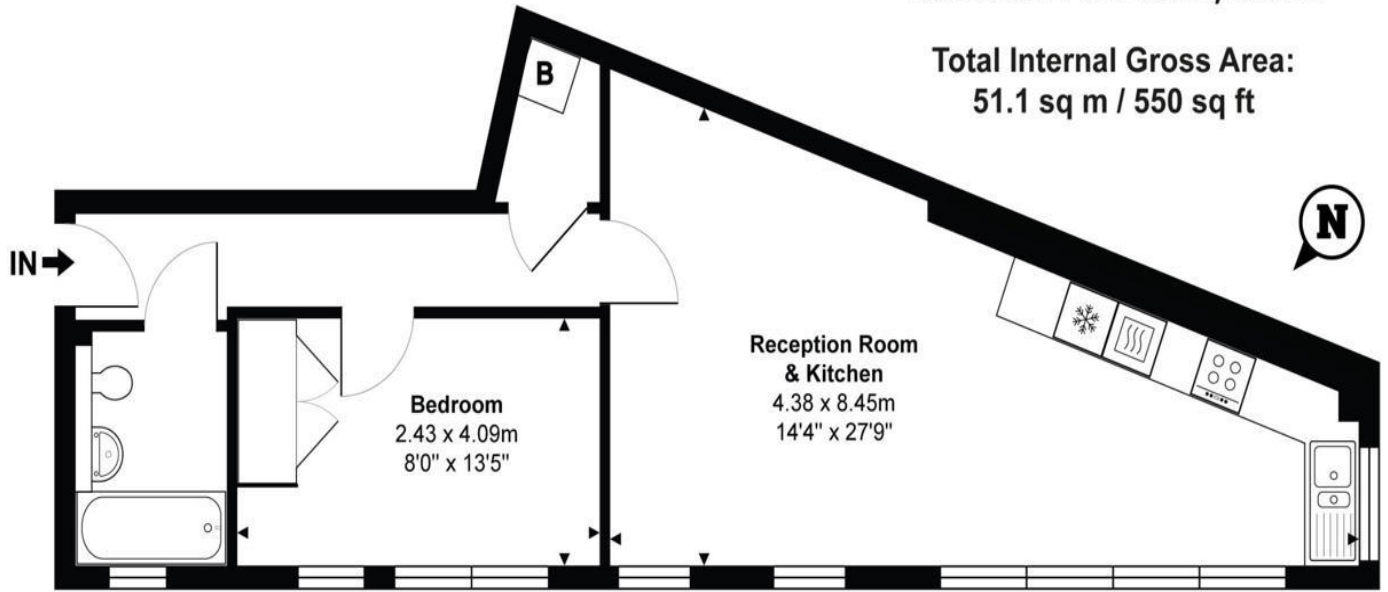
Broadband: Cable

Mobile signal coverage: Good

# Lloyds Court

Battersea Park Road, SW11

Total Internal Gross Area:  
51.1 sq m / 550 sq ft



Second Floor

This plan is for illustration purposes only and not drawn to scale. It is for guidance and not valuation purposes. All measurements, windows and door openings are approximate only. Please make sure you inspect the property yourself to check the dimensions, compass bearings, room sizes and shapes, before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		S1	S1
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Battersea Park Road, London, SW11 5DG

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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