

# Park South | , SW11



**£525,000**  
**null**

• 16th Floor Apartment • 3 Double Bedrooms • Council tax band D • Large 17 ft Reception Room • Separate Modern Kitchen • Concierge Service • Underground Car Parking Space • On Site Pool, Gym & Squash Court • Excellent Transport Links • Close to Battersea Power Station

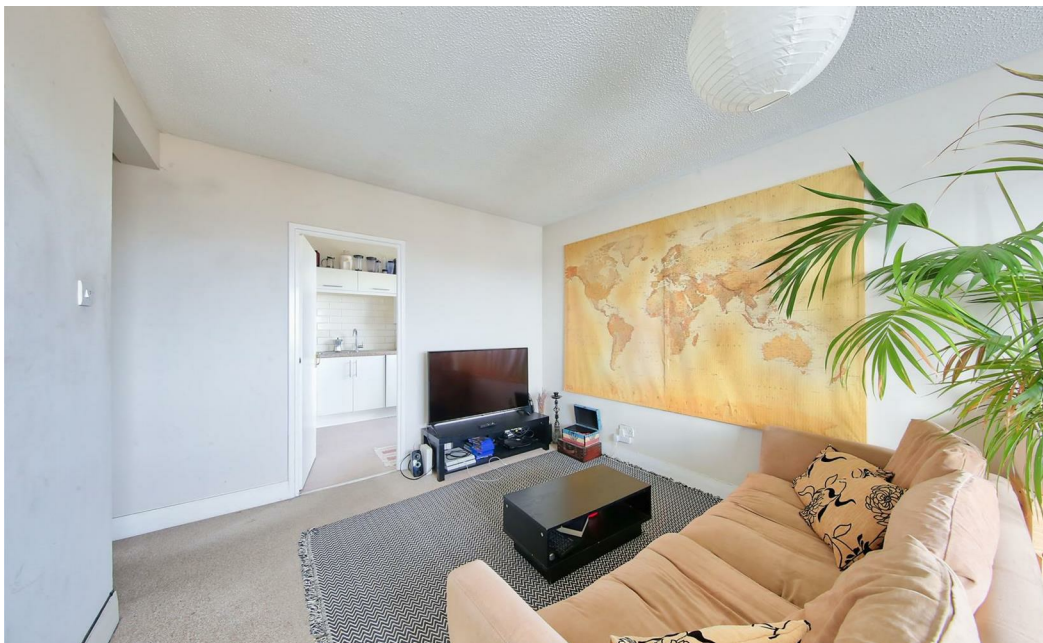
Fantastic size 831 sq ft flat with stunning views across Battersea Park and the London skyline. Offers masses of space and natural light comprising 17 ft reception room with dining space, separate modern kitchen, 3 large double bedrooms with fitted storage, bathroom and further WC.

The development is well maintained and presented and features concierge service, communal terrace, and onsite squash court, gym and heated swimming pool.

This flat comes with its own underground car parking space and useful storage locker. Located a short walk from Battersea Park and Chelsea Bridge and ideally placed for both Queenstown Road (11 minutes to Waterloo) and Battersea Park Stations (5 minutes to Victoria).

Currently tenanted providing reliable rental income, superb investment opportunity given its close proximity to Battersea Power Station and Nine Elms Regeneration including new Tube Station. Lending criteria should be checked on this type of building before viewing. MORTGAGE AVAILABLE VIA SKIPTON BUILDING SOCIETY, please ask us for details. Available with no chain. Wandsworth Council tax band D

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| 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                     |         |           |
|                                                                 | 74      | 81        |
| 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 |         |           |
|                                                                 | 74      | 84        |
| 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.