



Harling Court Burns Road, London SW11 5AA



welcome to

Harling Court Burns Road, London

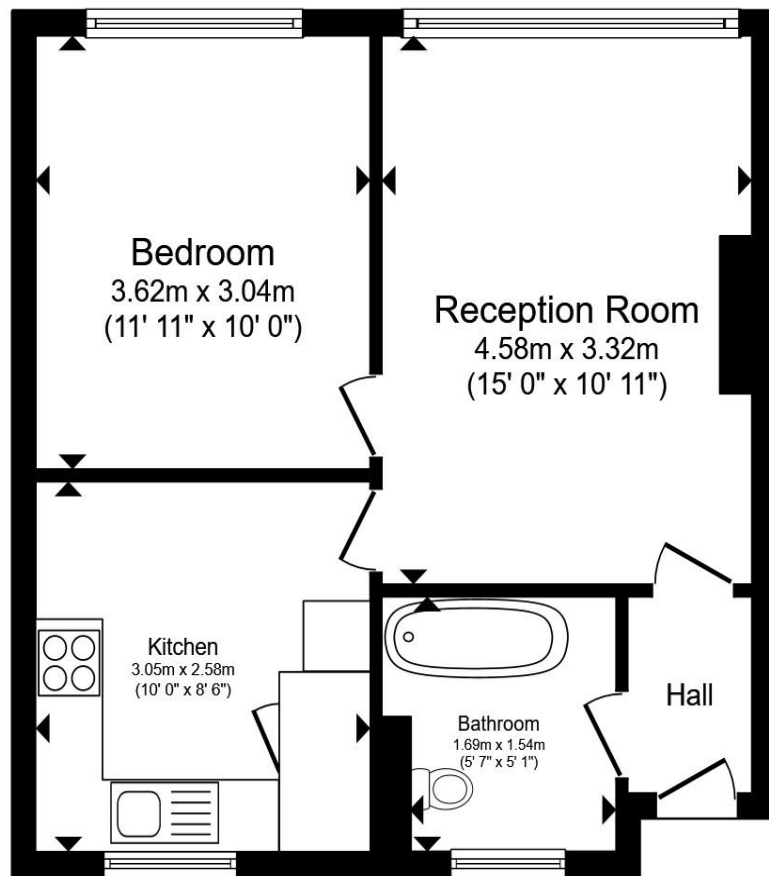
Situated within the well-regarded Harling Court, this well-presented first floor purpose-built one bedroom apartment offers an excellent opportunity for first-time buyers, professionals and investors alike.

The property is in good condition throughout and offers well-proportioned accommodation, including a bright reception room, a separate fitted kitchen providing excellent storage and workspace, a generous double bedroom with ample room for wardrobes, and a well-appointed bathroom. The practical layout maximises the available space, creating a comfortable home that is ready to move into while still offering scope for a purchaser to personalise if desired.

Harling Court is ideally positioned to enjoy the excellent amenities of Battersea, with a wide selection of cafés, restaurants, supermarkets and local shops all within easy reach. The green open spaces of Battersea Park are also nearby, offering beautiful riverside walks, sports facilities and leisure opportunities.

Transport connections are excellent, with Clapham Junction Station approximately 0.6 miles away, providing regular services to London Victoria, London Waterloo and Gatwick Airport. Queenstown Road Station is around 0.9 miles away, whilst Battersea Park Station is approximately 0.9 miles from the property. Numerous bus routes also serve the surrounding area, offering convenient access across Central London. The popular Battersea Power Station development, with its extensive shopping, dining and Northern line U





First Floor

Total floor area 43.1 m² (464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- First Floor Purpose-Built Apartment
- Good Condition Throughout
- Separate Fitted Kitchen
- Spacious Reception Room
- Generous Double Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1266.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Feb 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



view this property online [barnardmarcus.co.uk/Property/BTS106892](https://www.barnardmarcus.co.uk/Property/BTS106892)



Property Ref:
BTS106892 - 0002

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Please note the marker reflects the
postcode not the actual property