



Beverley Close, Battersea SW11 2DF

Guide Price £375,000 - £400,000

- EPC EER D
- One Bedroom
- Spacious Reception Room

- Freehold
- Private Patio Garden
- 0.4 of a mile from Clapham Junction Station



A spacious one bedroom freehold house in the heart of Battersea. The property is laid out over two floors and consists of a spacious reception room with dining area a fully fitted kitchen, a double bedroom, a modern three piece modern bathroom and a private patio garden.

The property is located just 0.4 of a mile from Clapham Junction Station & 0.4 of a mile from Wandsworth Town Station.

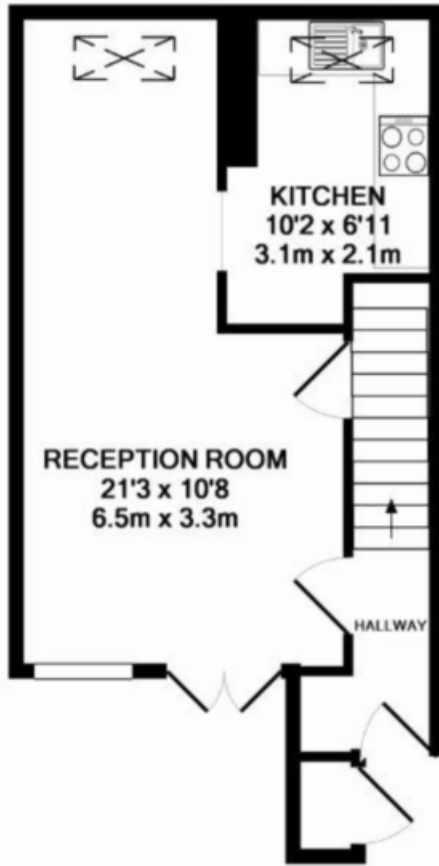


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D	67	73
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

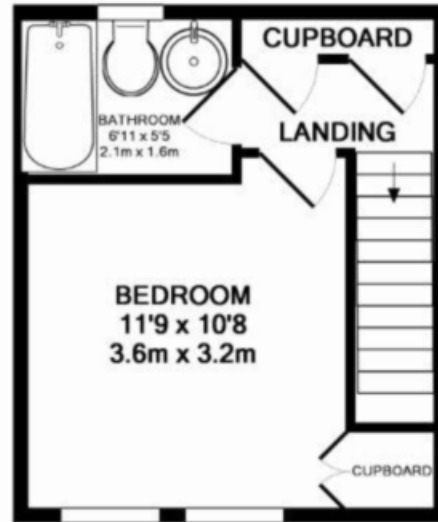
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-14)	A		
(15-19)	B		
(20-24)	C		
(25-29)	D	61	67
(30-34)	E		
(35-39)	F		
(40-44)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

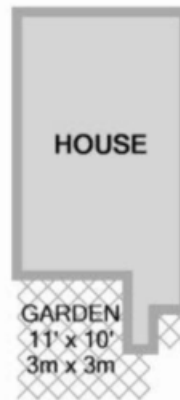
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.4 SQ.M.)



SITE PLAN

TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing is strictly through the owners Lauristons Battersea Sales Office 172 Lavender Hill, London SW11 5TG Tel: 020 7978 5800 Fax: 020 7978 5700 Email: enquiries.battersea@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electric goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of the property. If there are any important matters which are likely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Please note that room sizes are quoted in meters to the nearest tenth of a meter on a wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.