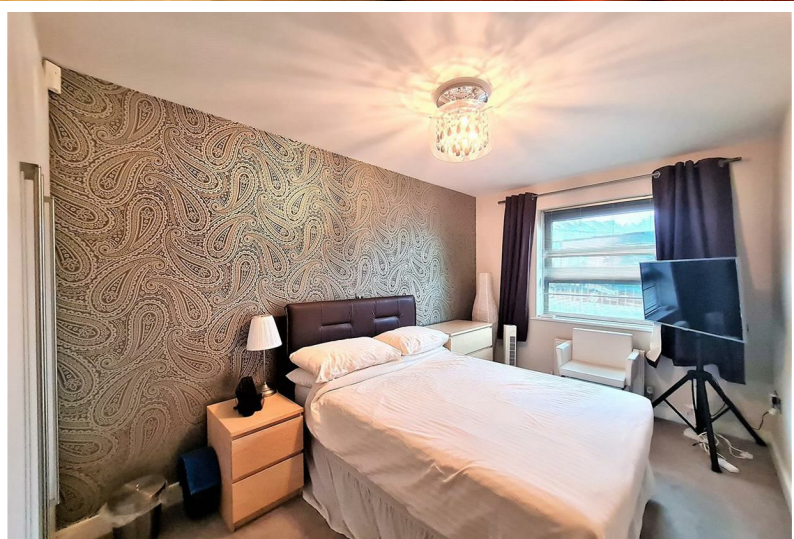


411 Battersea Park Road | London, SW11



**£1,750 PCM**

# 411 Battersea Park Road | London, SW11



An amazing property located just a short walk from Battersea Park, with excellent transport links, including Queenstown Road, Battersea Park and the all new Northern Line extension at Battersea Power Station.

Beautifully presented with a large open plan reception with fully integrated SMEG appliances, large double bedrooms (master with fitted wardrobes), Stylish bathroom and excellent storage cupboards in the hallway.

Other benefits include a wide range of local bus routes to the city and surrounding areas as well as a wealth of local pubs, restaurants and amenities.

Available 22nd October, furnished and for more information or to arrange a viewings please call the Eden Harper office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
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.



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