



# BEAUFORT GREEN

# Burnelli Building, Queenstown Road, SW11

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A bright and well-presented studio apartment set within the popular Burnelli Building, a modern development in a sought-after Battersea location. Cleverly designed to maximise space, the property features a spacious open-plan reception area with large windows that allow for plenty of natural light, a fitted kitchen with integrated appliances, and a sliding partition that neatly separates the sleeping area from the main living space.

The apartment offers a practical and flexible layout, with room for both lounging and working from home, while the contemporary bathroom is neatly finished and well maintained. Wooden flooring throughout adds warmth and continuity to the interior, creating a clean and modern feel.

Set within a well-kept development with an impressive communal entrance, the property is ideally suited to first-time buyers, investors, or those seeking a convenient London pied-à-terre. Battersea offers an excellent range of local amenities, cafés, restaurants and green open spaces, while Queenstown Road and Battersea Park stations are both within easy reach.





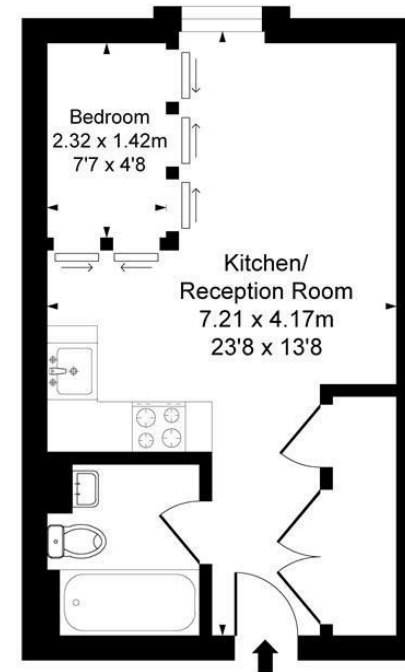
# BEAUFORT GREEN

*A bright studio apartment in Burnelli Building, Battersea, with modern interiors and excellent nearby amenities and transport links.*



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Queenstown Road, SW11  
Approximate Gross Internal Area  
29.73 sq m / 320 sq ft  
( CH = Ceiling Heights)



Ninth Floor

## At a Glance.

- Bright open-plan living space
- Sliding partition sleeping area
- Modern kitchen and bathroom
- Sought-after Battersea location
- Well-kept modern development with impressive communal entrance

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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