

LEASEHOLD



FLAT

**Badric Court, Yelverton
Road
Battersea
SW11 3SW**

£400,000

Badric Court, Yelverton Road SW11

Third Floor Split Level Apartment

Three Good Size Bedrooms

Spacious Reception Room Filled With Natural Light

Separate Modern Kitchen With Fitted Appliances And A
Dedicated Dining Area

Ample built-in storage throughout

Modern Tiled Family Bathroom

Short Walk To Clapham Junction Station, Battersea Square and
Battersea Park

Ideal For First-Time Buyers Or Investors

Service Charge: £1,450 p.a. | Ground Rent: Peppercorn | Lease:
88 years remaining



absolute living

3 BED FLAT LOCATED IN BATTERSEA

Absolute Living are delighted to offer to the sales market this spacious and bright three-bedroom split-level apartment, ideally situated on the third floor of Badric Court, Yelverton Road, SW11.

Call us on
020 3002 9002
hello@absoluteliving.co.uk

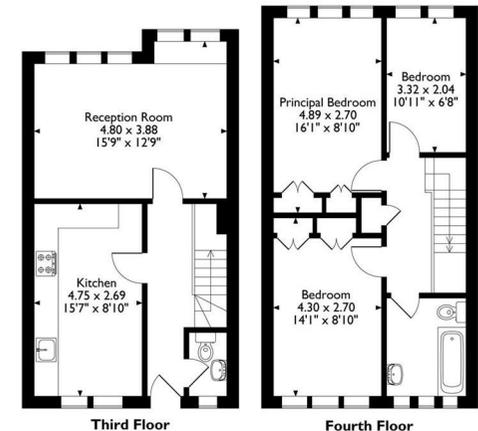


Badric Court, Yelverton Road, London
 Approximate Gross Internal Area
 85 Sq M/915 Sq Ft



The property is presented in excellent condition throughout and offers well-proportioned accommodation arranged over two levels. The lower level features a spacious, bright and airy reception room, a separate modern kitchen with fitted appliances, a dedicated dining area, and a convenient downstairs WC. The upper level comprises three good-sized bedrooms, a modern tiled family bathroom, and ample built-in storage throughout, making it both practical and comfortable for everyday living. Perfectly positioned just a short walk from Clapham Junction station, Battersea Square, and the green open spaces of Battersea Park, the property benefits from superb transport links and easy access to a wide range of shops, cafes, bars and restaurants. This property presents a fantastic opportunity for first-time buyers or investors alike and is offered to the market chain free. Residents are able to purchase a parking permit through Wandsworth Council.

Service charge: £1,450 per annum
 Ground rent: Peppercorn
 Lease: 88 years remaining



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)	81	Very environmentally friendly - lower CO ₂ emissions A (82 plus)	
B (61-81)	72	B (61-81)	
C (49-60)		C (49-60)	
D (39-48)		D (39-48)	
E (29-38)		E (29-38)	
F (17-28)		F (17-28)	
Not energy efficient - higher running costs G (1-16)		Not environmentally friendly - higher CO ₂ emissions G (1-16)	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.