



APARTMENT

**Battersea High Street
Battersea Village
Clapham Junction
SW11 3JS**

£1,650 Per Month

Battersea High Street SW11

Ground Floor

One Bedroom Flat

Spacious Bright Reception Room

Separate Kitchen

Stylish Tiled Shower Room With WC

Close to Shops and Local Amenities

Perfect For Professional Couple Or Single Professional

Wandsworth Council Tax Included

Short Walk Away From Clapham Junction Station



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1 BED APARTMENT LOCATED IN CLAPHAM JUNCTION

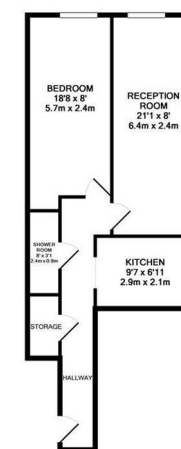
Absolute Living are delighted to offer the lettings market this spacious newly refurbished and decorated ground floor one bedroom flat located on Battersea High Street SW11. A short walk away from Clapham Junction station, Battersea Square and local amenities. COUNCIL TAX IS INCLUDED IN THE RENT. Available on a unfurnished basis. Available Now.

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



Full Description

The property has been refurbished and decorated throughout and is presented in excellent condition. It comprises a good size double bedroom with fitted wardrobe, separate kitchen, spacious bright reception room and a stylish tiled shower room with WC. Located on Battersea High Street which is half way between Clapham Junction and the River Thames on a cobbled street which hosts a Saturday market. There are various shops, bars, cafes and restaurants at your doorstep, Clapham Junction station is a 15 minute walk and provides direct links to London Waterloo and Victoria. Alternatively Battersea Park Road provides regular bus services all over London. Perfect flat for professional couple or single professional looking in the area. Available on the market on a unfurnished basis. Council tax is included in the rent. Early viewings are highly recommended.



TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 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 misstatement. 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.
Made with Metview 100/15

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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.

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