



149a St Johns Hill, Battersea, London, SW11 1TQ

NEWLY REFURBISHED SPACIOUS THREE DOUBLE BEDROOM SPLIT LEVEL FLAT above commercial premises excellently located for access to local shops, restaurants and public transport links.

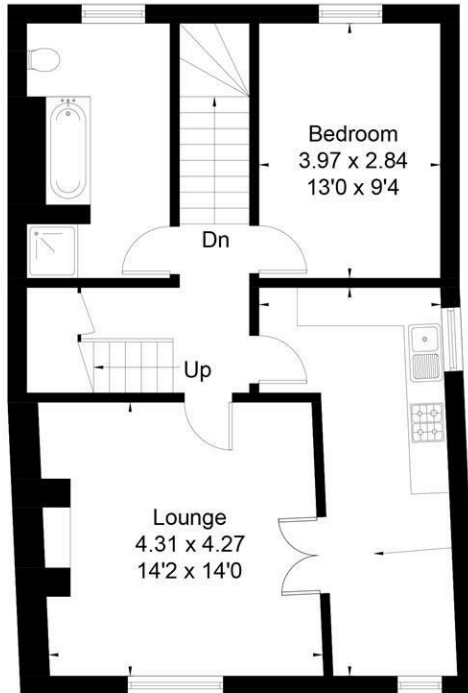
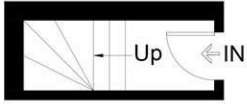
The property is entered from its own door on St Johns Hill and consist of entrance hallway leading to (First Floor) fitted kitchen with a range of base and eye level units, bathroom with shower over bath, lounge and dining area, double bedroom and stairs leading to second floor which offers two further double bedrooms. Available Immediately.

Council Tax: Wandsworth Council
Council Tax Band: C

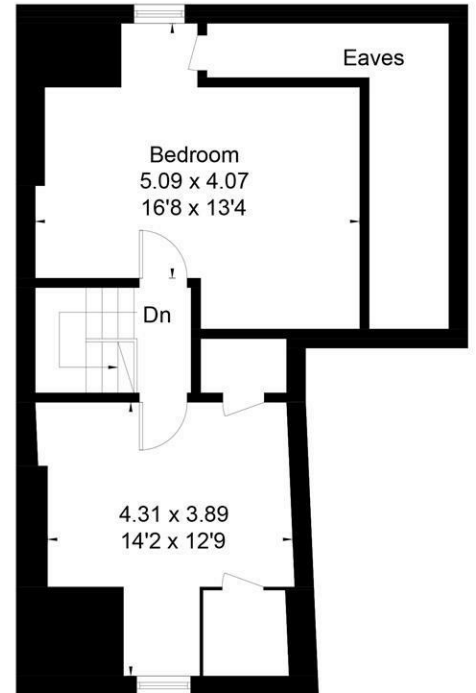
£3,500 PCM*

- NEWLY REFURBISHED
- THREE DOUBLE BEDROOMS
- SPLIT LEVEL FLAT
- BATHROOM WITH SEPERATE BATH AND SHOWER
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY

Approximate Floor Area = 109.5 sq m / 1179 sq ft (Excluding Eaves)



Kitchen /
Dining Room
6.06 x 2.89
19'11 x 9'6



Ground Floor

First Floor

Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110703

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| | 72 |
| 45 | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| | 71 |
| 41 | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |



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