



## A stunning, ground and first floor, two bedroom duplex apartment with a private terrace

**Cabul Road, Battersea, London, SW11**

£725.00 pw (£3,141.67 pcm) plus fees apply, Furnished, Part Furnished, Unfurnished  
Available from 15.02.2021





- High Specification
- Outside Terrace
- Lift Access
- Underfloor Heating
- Video Entry System
- Secure Cycle Storage

#### Local Information

Sitting midway between Battersea Park and Clapham Junction, The Set offers an enviable variety of entertainment, dining, drinking and shopping opportunities alongside excellent schools and first rate transport connections.

Battersea is an intimate residential area, with great restaurants and bars, all close by. Just down the road is Battersea Square. Its unique setting and continental style dining add a laid-back, village feel to this very special area of London. Battersea itself is a veritable cultural haven, home to the Pump House Gallery and the Battersea Arts Centre, a celebrated fringe venue. Alongside, there are smaller up-and-coming venues, such as the Theatre503 and LeQueCumbar, the quirkily named wine bar where eclectic live music nights are hosted.

Of course Battersea is also bordered by Chelsea and the iconic King's Road, offering even more upmarket shops, restaurants, bars and nightlife. There is no shortage of independent pubs and eateries in the area, with a few of the best including Gordon Ramsay, Park Road Kitchen, Flour to the People Bakery, Zocalo Bar, The Woodman, La Moka, Queenswood, The Nutbourne,

London House and the 'secret diner-cum-bar'.

#### About this property

The ground floor of this impressive, newly built split-level flat benefits from a double bedroom confined on its own floor with a separate bathroom and access onto a private terrace through stunning double doors.

The first floor offers a well-proportioned living room/kitchen with fully integrated appliances and enough space for a dining table and chairs. Another double bedroom is also located on this floor and benefits from high ceilings, built in wardrobes and a modern en suite with walk in rainfall shower.

#### Furnishing

Furnished, Part Furnished, Unfurnished

#### Local Authority

Wandsworth  
Council Tax Band = E

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Battersea Lettings Office. Telephone: +44 (0) 20 3430 6900.







Cabul Road, Battersea, London, SW11  
Gross Internal Area 969 sq ft, 90 m<sup>2</sup>

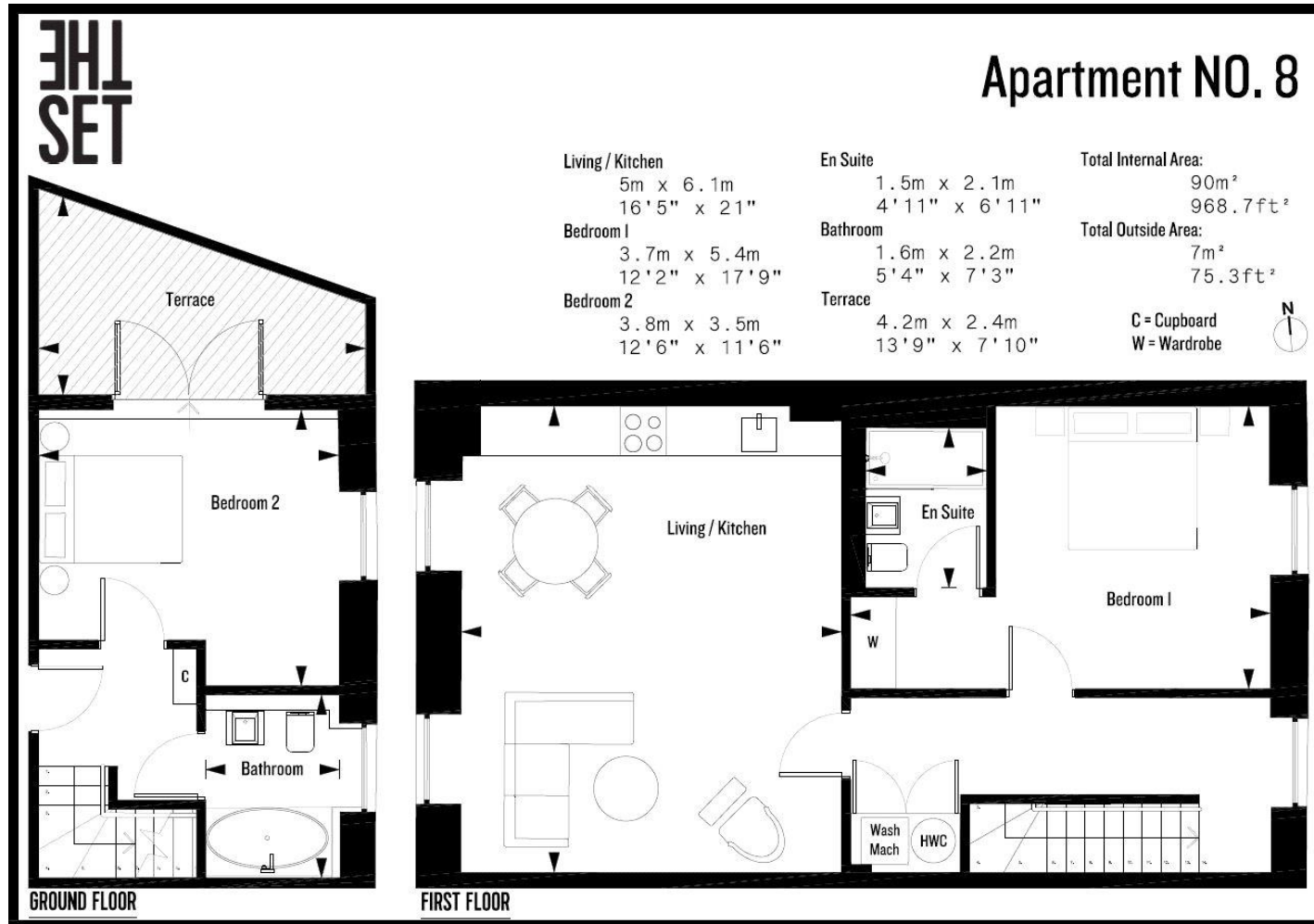
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## Apartment NO. 8



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