



**A BEAUTIFUL FIVE BEDROOM FAMILY HOME LOCATED ON ONE OF BATTERSEA'S
MOST DESIRABLE RESIDENTIAL STREETS**

**BRYNMAER ROAD
BATTERSEA, LONDON, SW11**

Unfurnished, £1,038 pw (£4,498 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



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£1,038 pw (£4,498 pcm) Unfurnished

- Five bedrooms • Three bathrooms • Double reception room • Kitchen/dining room • Patio garden • EPC Rating = E • Council Tax = G

Situation

Brynmaer Road is located off Albert Bridge Road and is one of the most desirable roads in Battersea. Brynmaer Road runs parallel to Prince of Wales Drive with access to Battersea Park in moments and the excellent transport connections in Clapham Junction, Queenstown Road train station or Battersea Park train station.

The bus routes are excellent with access to the city and north of the river. The river taxi also stops in Battersea which offers an excellent alternative for access into the city.

Description

A beautiful five bedroom family home located on one of Battersea's most desirable residential streets. The property has a very contemporary feel and is arranged over three floors, with the added benefit of a cellar.

The property comprises a light double reception room with typically high ceilings, separate kitchen/breakfast room leading onto a pretty patio garden. The master bedroom located on the first floor has its own en suite bathroom, two further double bedrooms and family bathroom. The second floor has two additional bedrooms, separate bathroom, ample storage space and a roof terrace.

This is a fabulous family home in an excellent location off Battersea Park and close to Newton Prep School and Thomas's Battersea School.





FLOORPLANS

Gross internal area: 1872 sq ft, 173.9 m²

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190509ELIW

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Battersea Lettings
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