



## FIVE BEDROOM FAMILY HOME IN THE HEART OF BATTERSEA

BALFERN STREET, LONDON, SW11

Unfurnished, £825 pw (£3,575.00 pcm) + fees and other charges apply.\*

Available from 06/09/2019





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BALFERN STREET, LONDON, SW11

**£825 pw (£3,575.00 pcm) Unfurnished**

- Five bedrooms • Three Bathrooms, two en-suites • Cloakroom • Double reception room
- Garden • EPC Rating = E • Council Tax = tbc
- Close to Thomas's Battersea, Newton Prep and L'Ecole de Battersea

## Situation

Balfern Street is situated between Battersea Park Road and Shuttleworth Road, a great location for access to Clapham Junction, Battersea Park and the Kings Road, Chelsea. Balfern Street is a quiet, residential one way road and is conveniently close to a number of shops, amenities and local schools including Thomas's Battersea, Newton Prep, L'Ecole de Battersea and Bridge Lane Nursery.

The transport links to the City, West End and out of London are excellent with easy access via train or bus to Waterloo, Vauxhall and Clapham Junction.

## Description

A beautifully presented five bedroom family home. The property benefits from a double reception room, a large kitchen/dining area with built in appliances which leads out to a good-sized garden. On the first floor there are three bedrooms and a family bathroom. On the second floor there are two further bedrooms with en-suite bathrooms. A cloakroom on the ground floor completes the accommodation.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.



Balfern Street, SW11

Approximate Gross Internal Area

143.20 sq m / 1,541 sq ft

Eaves / Storage

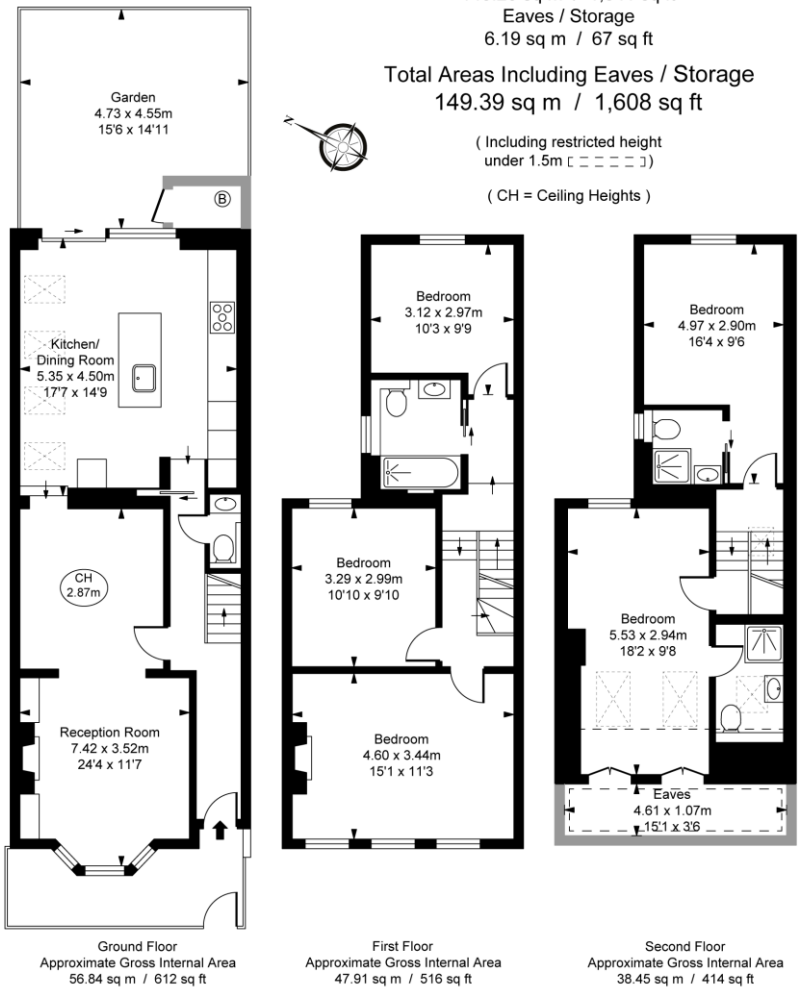
6.19 sq m / 67 sq ft

Total Areas Including Eaves / Storage

149.39 sq m / 1,608 sq ft

( Including restricted height  
under 1.5m [ - - - - ] )

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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## FLOORPLANS

Gross internal area: 1541 sq ft, 143.2 m²

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190718SIAR

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