THIS BEAUTIFULLY PRESENTED FAMILY HOME HAS BEEN TASTEFULLY DECORATED TO A HIGH STANDARD AND OFFERS A WEALTH OF LIVING SPACE.
ORBEL STREET, BATTERSEA, LONDON, SW11 3NZ

Unfurnished, £1,050 pw (£4,550 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*
Available from 12/08/2018
**Description**

Beautifully appointed, this immaculate family home sits comfortably on a quiet residential street in the sought after ‘Sisters’ area of Battersea.

The house is a semi detached Victorian property that has been renovated within to the highest standard and with nothing left unconsidered. The house is equipped throughout with a Nest heating system and Cat 5 Ethernet cabling offering an above standard technological capacity.

Entering the house, the neutral decor lends to a feeling of light and calm. The hall leads directly through to the fully extended kitchen and living space with room for eat in dining, a well proportioned kitchen island, and bi-folding doors inviting to the enclosed patio area beyond. A double reception room at the front of the house provides further family and sitting room space with wooden flooring and shutters. The ground floor also boasts a generous and fully equipped utility and laundry space off the kitchen.

Four double bedrooms are set over the top two floors of the house. The master suite features fitted storage and modern bathroom, three further doubles complete the accommodation space with a family bathroom and separate bath and shower room.

**Situation**

Orbel Street is situated in the heart of Battersea and is ideally located for Battersea Park and for easy access to Chelsea, the King’s Road and Sloane Square. There are good transport connections either by bus or by train from Clapham Junction and buses from Battersea Bridge to the West End.

**Energy Performance**

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

**Viewing**

Strictly by appointment with Savills.
FLOORPLANS

Gross internal area: 1970 sq ft, 183 m²
*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 out fee – charged at the end 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 may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 201807257JKS

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