



## A MODERN TWO BEDROOM PENTHOUSE APARTMENT

LURLINE GARDENS, BATTERSEA PARK, SW11

**Furnished, £575 pw (£2,491 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available from 30/11/2018**



# A MODERN TWO BEDROOM PENTHOUSE APARTMENT

DRAPERS COURT, LURLINE GARDENS

**£575 pw (£2,491pcm) Furnished**

• Modern development • 2 bedrooms • reception room • open plan kitchen • 2 bathrooms • Roof terrace • Furnished • EPC Rating = TBC • Council Tax = F

## Situation

Lurline Gardens is just off Battersea Park Road which is parallel to Prince of Wales Drive, and is ideally located for the shops and amenities of Battersea Park Road and Battersea square and the open spaces of Battersea Park. Transport connections are excellent either by buses running along Battersea Park Road or by train from Clapham Junction and Battersea Park stations, providing trains to both Victoria and Waterloo. Both Albert, Chelsea and Battersea Bridges give easy access north of the river.

## Description

A modern two bedroom penthouse apartment with a large roof terrace perfectly located moments from Battersea Park. Lurline Gardens is a private ported building accessed via gates and offers a concierge service and off street parking.

The property comprises an open plan modern kitchen/reception with two large double doors entering onto the private roof terrace which allows for an abundance of natural light into the room.

Both bedrooms have built-in wardrobes and one of them has an en suite bathroom with a walk in shower. There is an additional bathroom accessed from hallway with a bath.

## Energy Performance

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

## Viewing

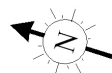
Strictly by appointment with Savills.



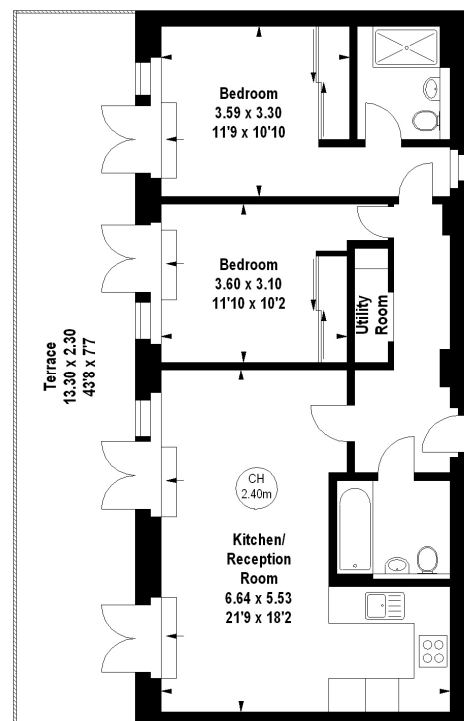
## Drapers Court, SW11

Approximate gross internal area

76.36 sq m / 822 sq ft



Key :  
CH - Ceiling Height



### Fifth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## FLOORPLANS

Gross Internal Area: 822 sq ft, 76.36 m<sup>2</sup>





\*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](http://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.** 20181122ELIW

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## Wandsworth Lettings

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