



JAMES  
ANDERSON



## TO LET

Battersea Bridge Road, London, SW11

**£3,300 Per Month**

Per Month

This newly refurbished, split level apartment comprises four generous sized bedrooms and an open plan reception and kitchen. There are a number of good state schools and outstanding independent schools close by.

The property has an excellent range of transport links to choose from with numerous bus routes, train services and the Thames clipper all easily accessible.

Located on Battersea Bridge Road, which runs north from Battersea Park Road to Battersea Bridge and is therefore moments from Chelsea and the Kings Road. Battersea Park is close by, offering 200 acres of recreational space. There are a number of bus routes that run over Battersea and Chelsea providing regular services to South Kensington and Sloane Square. Clapham Junction rail station is also nearby, with direct links to Victoria and Waterloo. Transport links will further be enhanced by the extension of the Northern Line of the London Underground to Battersea as part of the regeneration of Battersea Power Station.



Four Bedrooms



One Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit £761.53



Clapham Junction



Imperial



Battersea Park



Furnished



Minimum Term 12 Months / Deposit £3807



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

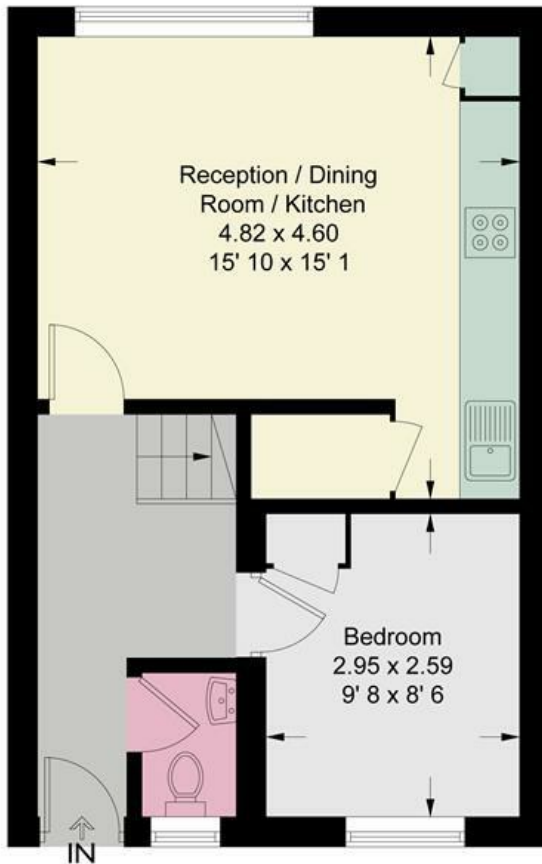
0208 785 4400

# Sancroft Court

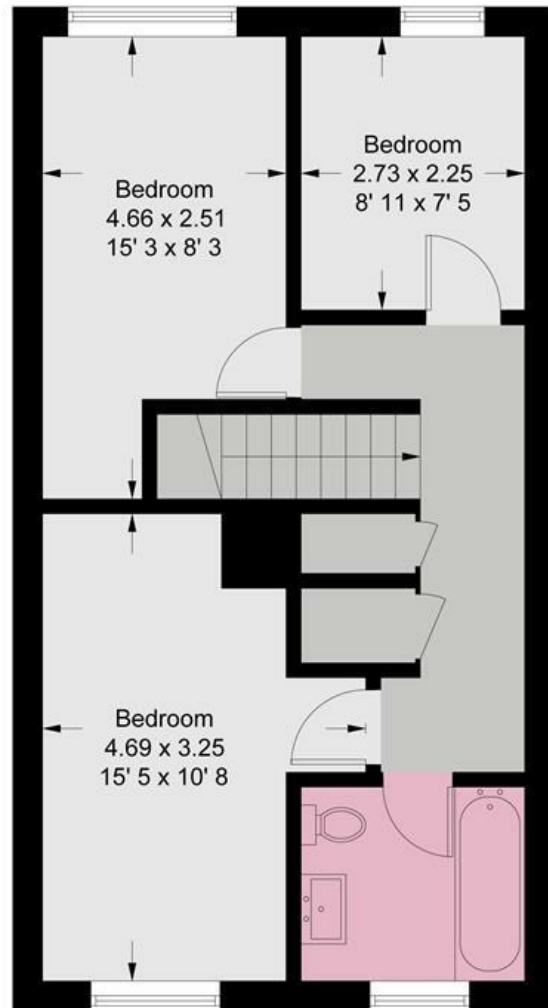
Approximate Gross Internal Area = 907 sq ft / 84.3 sq m



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**Second Floor**  
411 sq ft / 38.2 sq m



**Third Floor**  
496 sq ft / 46.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

