



Albany Mansions, Albert Bridge Road, Battersea, SW11

£850,000

Bedrooms	2
Bathrooms	2
Surface	944 sqft
Tenure	Leasehold plus share of Freehold 112 years
Service Charge	£2,672
Outdoor Space	None
Parking	Residents Permit

SPACIOUS 2 BEDROOM APARTMENT NEAR BATTERSEA PARK

A spacious and bright 2 bedroom apartment with elegant proportions on the 4th floor of this sought-after and well-maintained red brick portered mansion block in popular Battersea area. The flat benefits from a generous reception room with exceptional views over Battersea Park, light wood flooring finish throughout and plenty of storage. Albany Mansions and Albert Bridge Road enjoy the many facilities of Battersea, Thames river near by and is close to the Kings Road with its many shops, bars and restaurants. There is a good transport network close by. The new Battersea Power Station development on the other side of Battersea Park offers additional amenities. 944 sq.ft. Council Tax Band: E



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Features

Entrance Hall, Reception Room, Kitchen/Breakfast Room, Principal Bedroom, En-Suite Bathroom, 2nd Bedroom, Bathroom, Porter, Council Tax Band: E

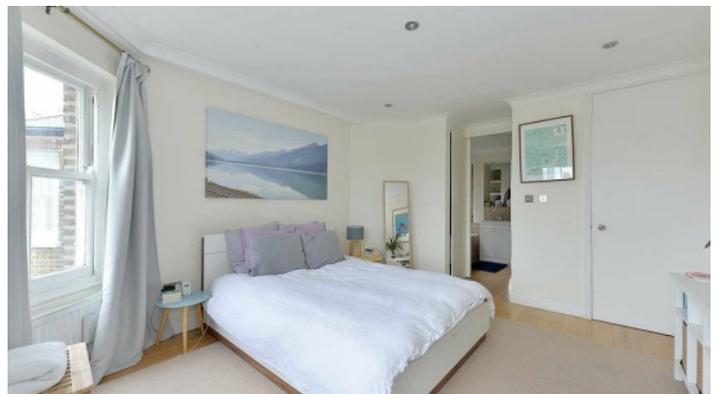


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Gross Internal Area: 87.6 Sq. metres
944 Sq. feet



FOURTH FLOOR

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT NOTICE

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