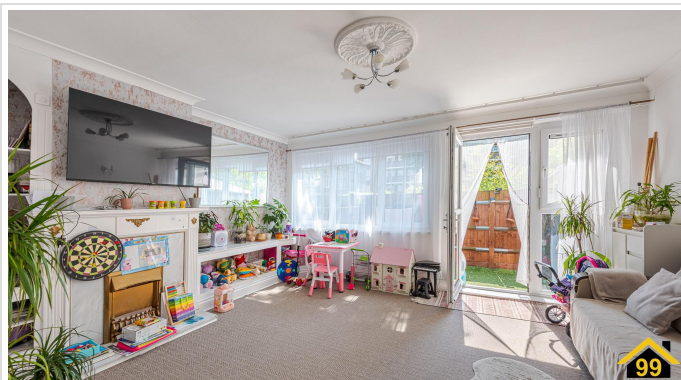


4 Bed Ground Maisonette In Battersea Park Road , London, SW8 4DS £499,000





SHORT DESCRIPTION

Property Ref: 14926 Investment Opportunity (Cash purchase only) – Spacious Maisonette Opposite Battersea Power Station
Location: Prime Zone 1 location directly opposite the iconic Battersea Power Station and the Northern Line extension, with easy walking access to Battersea Park. Property Overview - This generously sized four-bedroom maisonette presents a fantastic investment opportunity in one of London's most sought-after regeneration areas. Situated moments from excellent transport links and vibrant local amenities, this property offers both strong rental potential and long-term capital growth. Key Features - Spacious Layout: Entrance hallway leads into a large, family-sized kitchen and a generously proportioned reception room, perfect for entertaining or relaxing. Outdoor Space - The reception room opens onto a private patio with access to a communal playground via a rear garden gate — ideal for families. Four Double Bedrooms - All bedrooms comfortably accommodate a double bed and wardrobe, making this an ideal home for sharers or a growing family. Bathroom & Washroom: Family bathroom featuring both a bathtub and a shower, plus a separate Washroom for added convenience. Ample Storage: Multiple storage cupboards throughout, including in one of the bedrooms and the hallway. Comfort & Efficiency: Double-glazed windows and central heating ensure year-round comfort. Location Highlights - Opposite Battersea Power Station and the Northern Line extension — fast and easy access to the City and West End. Short walk to the green open spaces of Battersea Park. Close to shops, restaurants, bars, and the Thames riverside. Property Type: Ground Maisonette Full selling price: £499000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 175 Yearly Ground Rent Cost: £20.00 Yearly Management Cost: £800.00 Council tax band: C EPC rating: C Measurement: 957.988 sq.ft. Outside Space: Communal Garden, Front Garden, Rear Garden Parking: Residents, On street Heating Type:Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant -----

4

Bed Room(s)

2

Bath Room(s)

1

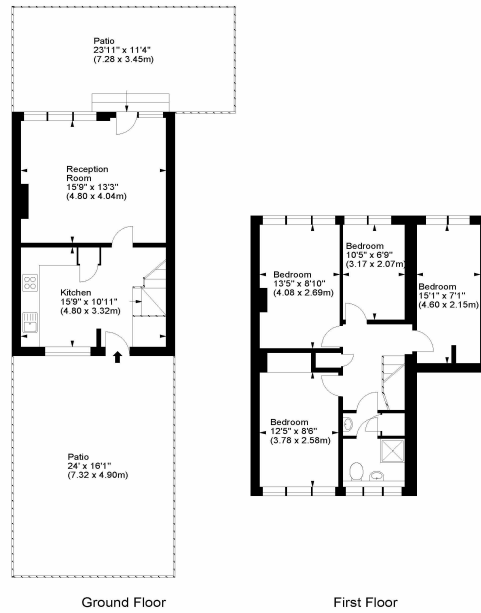
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Approx. Gross Internal Area 963 Sq Ft - 89.46 Sq M



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor maisonette
Total floor area	89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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