



Lurline Gardens, SW11

£925,000 Leasehold

1126 sq ft (105 m²) • 2 double bedrooms • Modern bathroom •
Fantastic location • Spacious reception room • Modern kitchen
• Close to Battersea Park



Douglas
& Gordon



A stunning, newly decorated upper floor flat with its own private entrance, located on this sought after residential street moments from Battersea Park.

Boasting over 1100 sq ft, the accommodation comprises a spacious reception room complete with feature fireplace and inbuilt shelving and a lovely, bright and fully integrated eat-in kitchen. On the top floor you will find two large double bedrooms with the master being particularly generous in size whilst the recently renovated contemporary bathroom is fully tiled and features bath and separate shower unit. The property benefits from solid wood flooring and has generous additional storage with the option to add a roof terrace (subject to planning permission)

Beautifully presented throughout with period features and a modern touch, this homely, bright and spacious Edwardian property is a must see.

Superbly located, the property is just a moments walk to the beautiful Battersea Park which offers 200 acres of parkland and recreational space. With excellent transport links into central London with Battersea Park rail (Victoria) and Queenstown Road rail (Waterloo) set less than 0.2 miles away, there are also good bus routes to Vauxhall and the City. Both Albert and Chelsea Bridges provide easy access to Chelsea and the King's Road. The property also benefits from the ongoing development in Nine Elms including the Power Station, providing many amenities including restaurants, shops, bars, cinemas and the new tube station (Northern line extension.)

Approximate gross floor area:
 1126 sq ft (105 m²)
 Includes Cellar or Storage
 Space where applicable

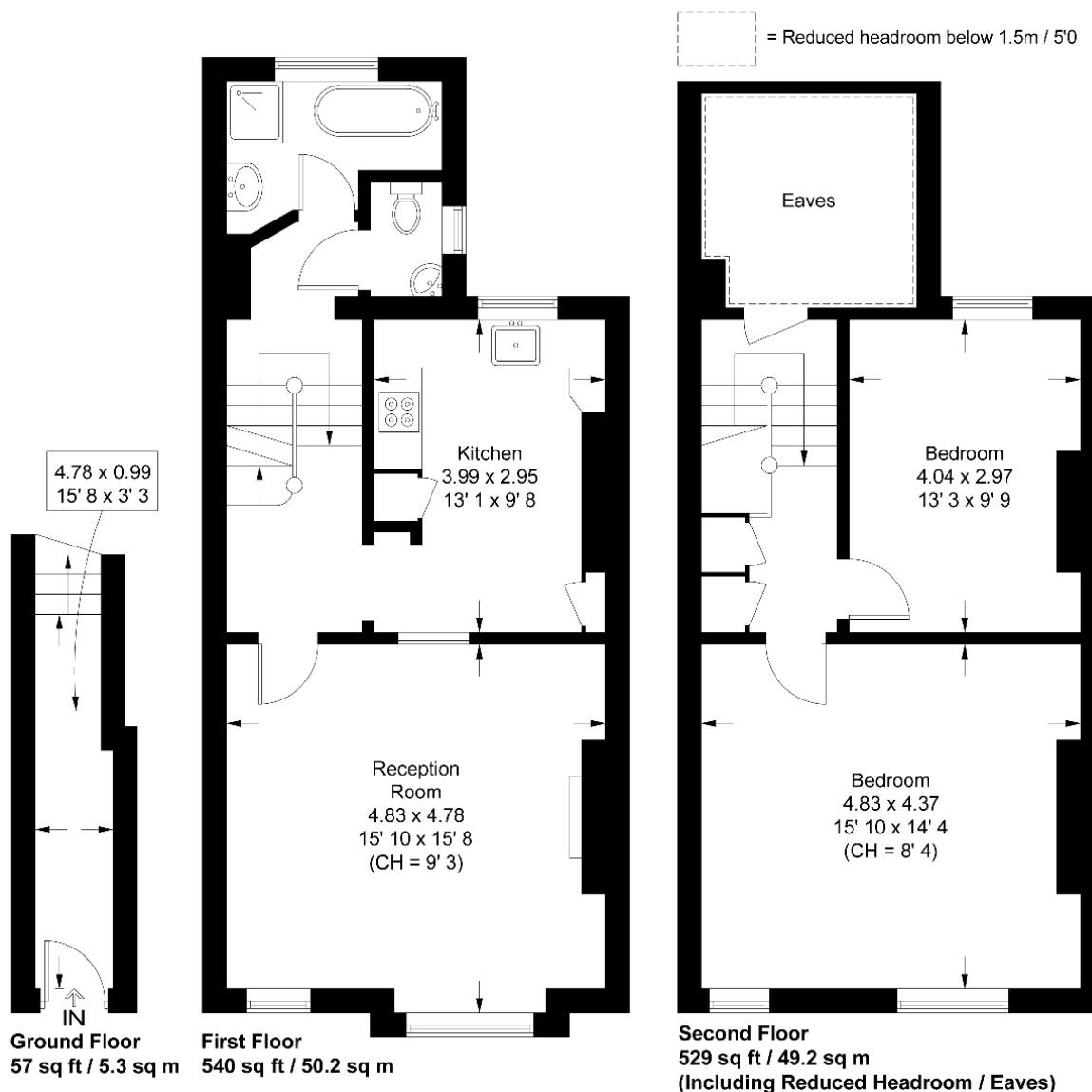
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 NOT TO SCALE.

As defined by RICS code of
 measuring practice

This floorplan is representative and for
 illustrative purposes only. The measurements
 provided are approximate only and not to
 scale. They should not be relied upon by any
 party. Prospective purchasers or tenants are
 advised to carry out their own survey if they
 require reliable measurements. No
 responsibility is taken for any error, omission,
 misstatement or use of data shown.
 Details Prepared: 2 January 2024

Lurline Gardens

Approximate Gross Internal Area = 1053 sq ft / 97.9 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 73 sq ft / 6.8 sq m
 Total = 1126 sq ft / 104.7 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.

Good to know

Nearby station: Battersea Park
 280m (3 mins) (Line of sight)
 Gross floor area: 1126 sq ft (105 m²)
 Local authority: Wandsworth
 Council tax band: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(17-5) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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