



Francis Chichester Way, SW11

£300,000 Leasehold

1140 sq ft (106 m²) • Investment Opportunity•



Douglas
& Gordon



Investment opportunity - large 3 bed, totalling over 1100 sq ft in a sought after location, close to Battersea Park, Battersea Park Train station and the Iconic Battersea power station itself.

Refurbished to good standard, this property has huge potential and will offer a very attractive rental yield.

Investment Opportunity*



Approximate gross floor area:
 1140 sq ft (106 m²)
 Includes Cellar or Storage
 Space where applicable

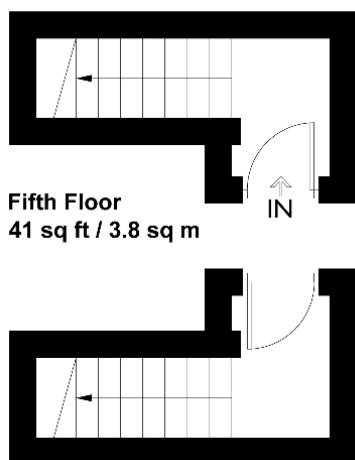
FOR ILLUSTRATIVE PURPOSES ONLY.
 NOT TO SCALE.

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: 7 March 2024

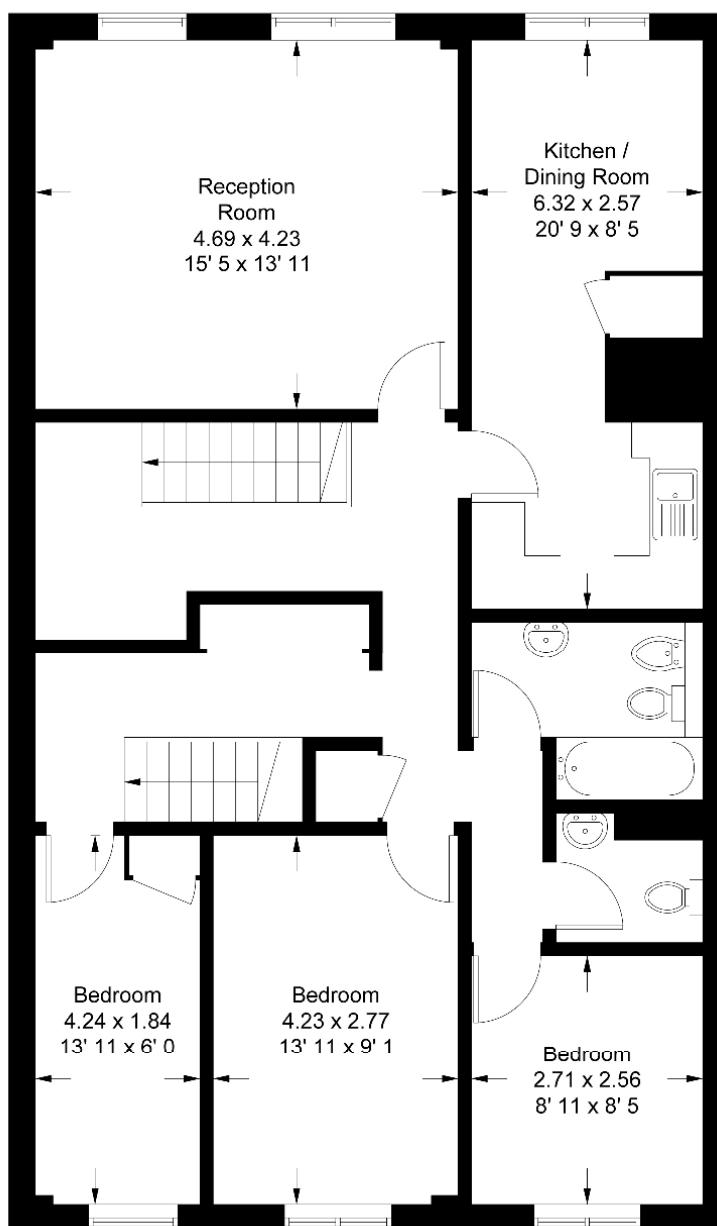
Kennard House

Approximate Gross Internal Area = 1140 sq ft / 105.9 sq m



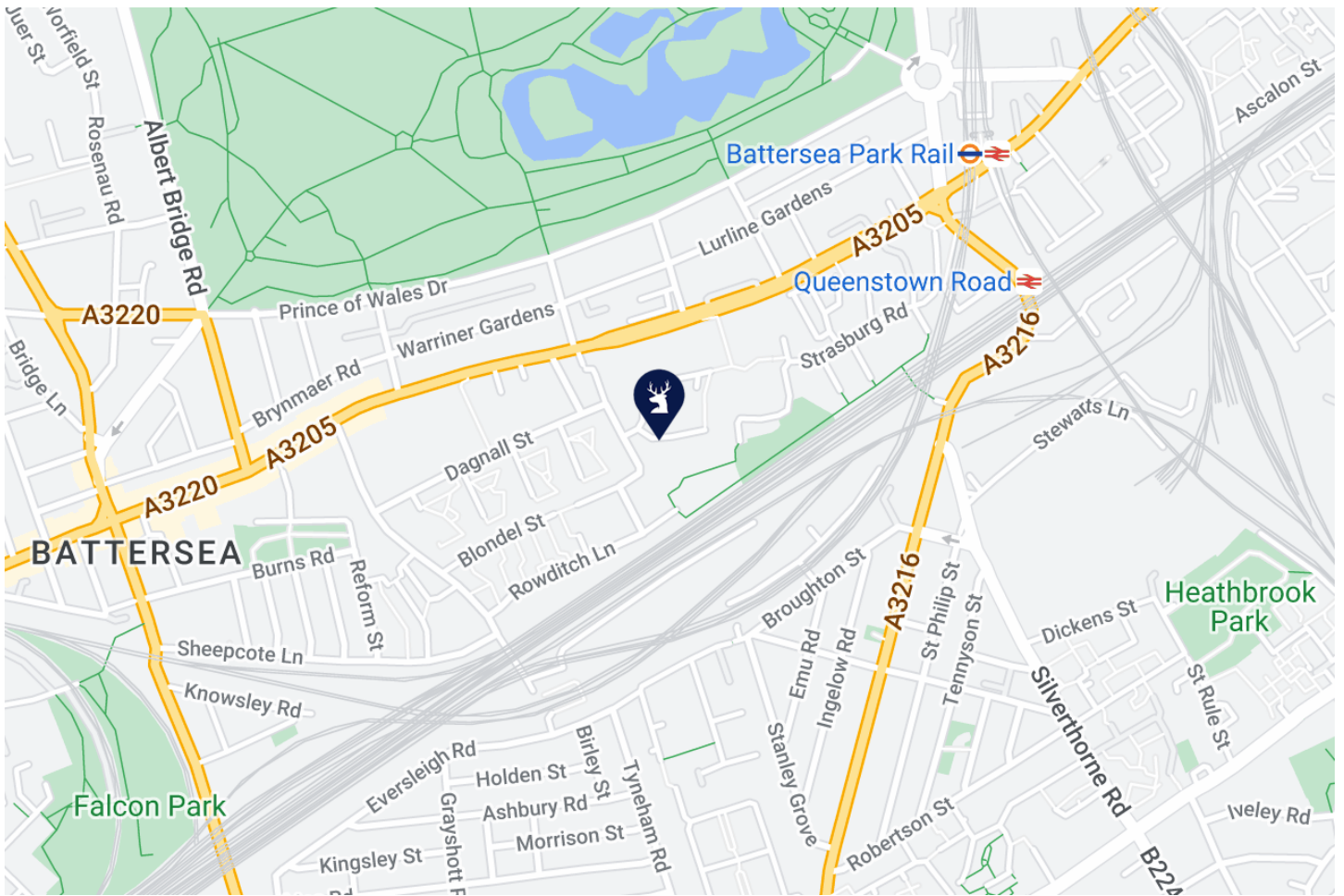
Fifth Floor
 41 sq ft / 3.8 sq m

Fifth Floor
 42 sq ft / 3.9 sq m



Sixth Floor
 1057 sq ft / 98.2 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
 550m (6 mins) (Line of sight)
 Gross floor area: 1140 sq ft (106 m²)
 Local authority: Lambeth
 Council tax band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(17-5) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

Fulham Office

41 Paradise Walk, SW3 4JL
 fulhamsales@dng.co.uk

020 7731 4391
 douglasandgordon.com



Douglas & Gordon

