



Park Court, Battersea Park, SW11 4LE

£400,000 Leasehold

Absolute Living are delighted to offer this nicely finished fifth floor, four double bedroom, two bathroom flat located only moments away from Battersea Park Station (London Overground), Queenstown Road Station (South Western) and Battersea Power Station (Northern Line). The property is currently tenanted until May 2024 with an annual income of £26,400 and is mortgageable.

The flat has been finished with good quality furnishings and carpets fitted throughout the flat. It comprises a spacious bright open plan kitchen/ reception room with the appliances integrated in the kitchen. There are four good size double bedrooms, two bathrooms with one of the bathrooms consisting of a bathroom and a separate WC and basin and the other being a shower room and WC. In addition there is also plenty of storage space throughout. The flat is a perfect buy to let investment or home for a young family with a great range of shops, bars and restaurants all at your doorstep with Battersea Park Station (London Overground) Queenstown Road Station (South Western) and Battersea Power Station (Northern Line) all within a short walk which provide direct links to London Victoria and London Waterloo. The flat is available on the market with an active tenancy running until May 2024 - It is worth noting the a current rental appraisal would estimate the rental yield could be in excess of £31,000 annually. 92 years remain on the lease. The service charge paid in 22/23 was £1580. The property is mortgageable.



4

Bed(s)



1

Reception(s)



2

Bath(s)



Permit

Parking



0

Garden(s)



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