

Battersea Office

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**LURLINE GARDENS, BATTERSEA, SW11**
£440 per week**Preliminary Details**

A well presented ground floor Victorian conversion flat situated in this much sought after location moments away from the green spaces of Battersea Park and a short walk away from the shops, bars & restaurants in Chelsea. Transport links at Battersea Park & Queenstown Road are nearby. Accommodation comprises; two double bedrooms; reception room; fitted kitchen; bathroom; decked outside area.

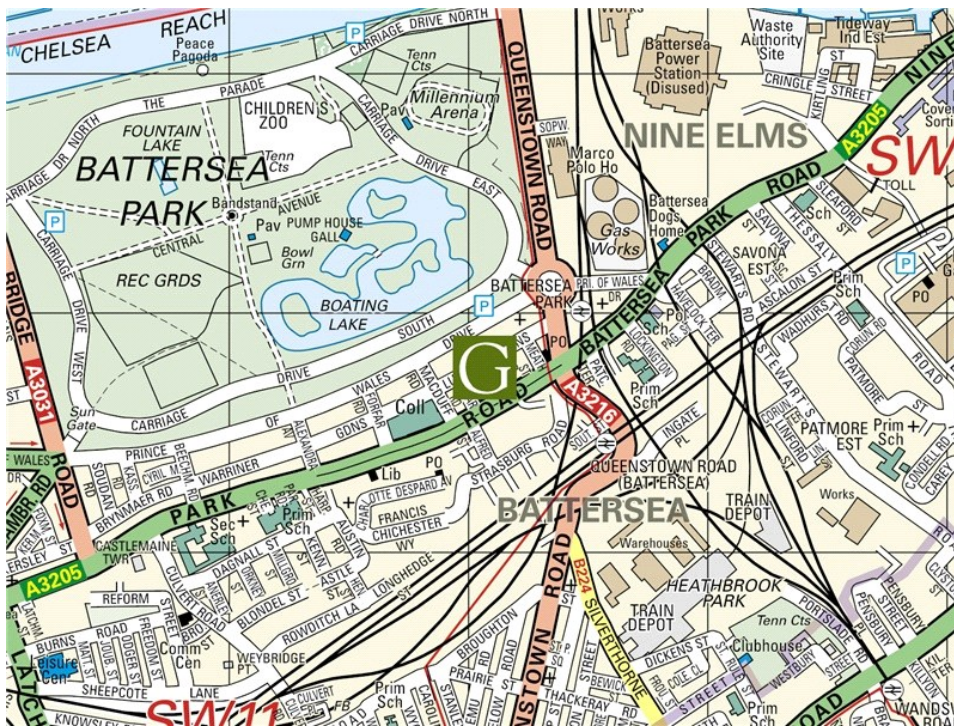
**2 Bedroom • 1 Bathroom**

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Area Overview



Boasting green spaces at Clapham Common and Battersea Park, areas such as Northcote Rd offer a selection of great restaurants, bars and boutiques, an enviable selection of highly rated schools. With its fantastic transport links to London and Southern England, Battersea has rightly become hugely popular with young families and professional sharers alike. Properties range from tastefully converted period flats to spacious 4 and 5 bedroom Victorian family houses.



Lurline Gardens, Battersea  Battersea Park (0.1M),  Queenstown Road (0.1M),  Sloane Square (1.1M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Wandsworth	£ 455	£ 530	£ 606	£ 682	£ 834	£ 985	£ 1,137	£ 1,364
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58	50	(55-68) D	52	53
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

PLACES OF INTEREST NEAR LURLINE GARDENS, BATTERSEA, SW11



Battersea Park

Set over 200 acres of green space, Battersea Park, situated on the bank of the Thames, is considered by many to be the most attractive of London parks. With its historic gardens, diverse natural flora and even a zoo, the park has something to offer everyone.

🚶 600m (10 mins) from Lurline Gardens



Battersea Power Station

The unused power station was the first British coal-fired electricity station set up in the 1930's and now dominates the Battersea skyline. The station gained worldwide recognition having appeared on the cover of Pink Floyd's 1977 album, Animals.

🚶 800m (13 mins) from Lurline Gardens



Jongleurs

Jongleurs Comedy was first established in 1983 by Maria Kempinska in Battersea, South London. There are now 16 clubs across the UK, with over 3.5 million visitors per year and they have helped to launch the careers of big names such as Eddie Izzard, Jimmy Carr and Jack Dee.

🚶 1600m (27 mins) from Lurline Gardens



Clapham Common Tube Station

This London Underground station sits at the eastern end of Clapham Common along the Northern Line. The station is one of only two remaining underground stations which has an island platform in the tunnel and a glass pavillion, which was built by architects firm Aukett Fitzroy Robinson.

🚶 1700m (28 mins) from Lurline Gardens



Clapham Common

With over 220 acres of greenery, restaurants, bars and even a music festival, the common is one of the most popular open spaces in south London. A favourite of a diverse range of people, from young professionals to festival-goers, Clapham Common is a picturesque and vibrant destination for all.

🚶 2000m (33 mins) from Lurline Gardens



Recipease

From the famously quirky chef, Jamie Oliver, comes a new and exciting food concept, "do it yourself" cooking. Under the guidance of professional chefs, people are invited to learn the tricks of the trade in this welcoming and buzzing environment. The first of store has opened in Clapham, with more planned to open in the coming year.

🚶 2000m (33 mins) from Lurline Gardens