

Flat J, Rashleigh Court
Peardon Street
Battersea
SW8 3AJ



£399,950 Leasehold

A lovely two double bedroom top floor flat with an open plan design offering plenty of natural light, located in a small cul-de-sac a short walk from Clapham Old Town. This superb flat has no onward chain and would be an ideal first-time purchase.

Key Features:

- Spacious Two Double Bedroom Flat
Close to Clapham Old Town
- Close to Wandsworth Road BR
 - Superb Open Plan Design
 - Plenty Of Natural Light
 - Resident Permit Parking
 - Small Secure Block







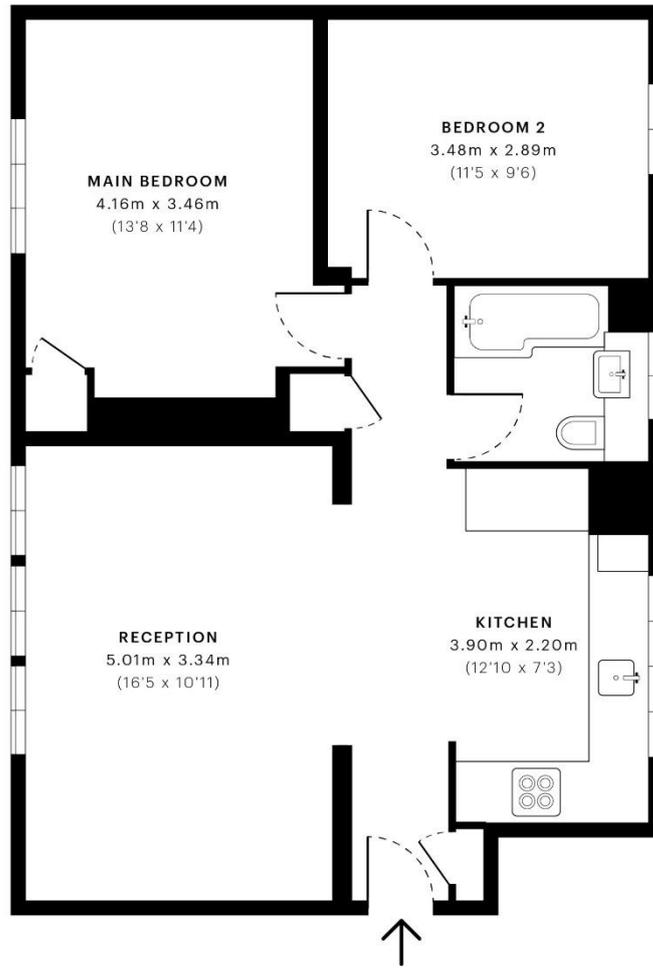


Rashleigh Court, Rashleigh Street, SW8

CAPTURE DATE 08/03/2023 LASER SCAN POINTS 37,186,261

GROSS INTERNAL AREA

64.96 sqm / 699.22 sqft



— Second Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
64.96 sqm / 699.22 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes subterranean, casters/hood height
59.51 sqm / 640.55 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited clear areas under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 64.65 sqm / 695.67 sqft
IPMS 3C RESIDENTIAL 59.86 sqm / 645.33 sqft

SPEC ID 56401f2ab8e448b0db9d1ff49