



# ROSENAU ROAD, BATTERSEA, SW11

£690 Per Week (£2,947 PCM)

## FEATURES

- Elegantly appointed two bedroom 2 bathroom apartment
- Private roof terrace and communal gardens access
- Excellent natural light
- Moments from Battersea Park
- Upper maisonette of over 900 Sq ft
- Large open plan kitchen/dining and living room
- Lots of storage
- Only 0.8 miles from King's Road



 2
  1
  2
  c

**Maskells**



Approx. Gross Internal Area

901 Sq Ft - 83.70 Sq M

Approx. Eaves Storage : 207 Sq Ft - 19.23 Sq M

Total Area : 1108 Sq Ft - 102.93 Sq M

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[Lettings@maskells.com](mailto:Lettings@maskells.com)

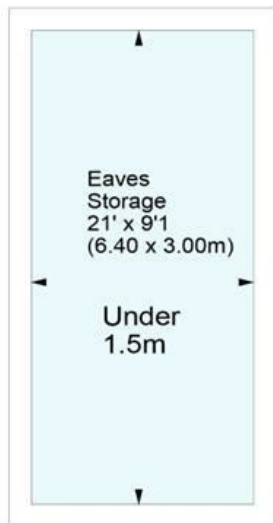
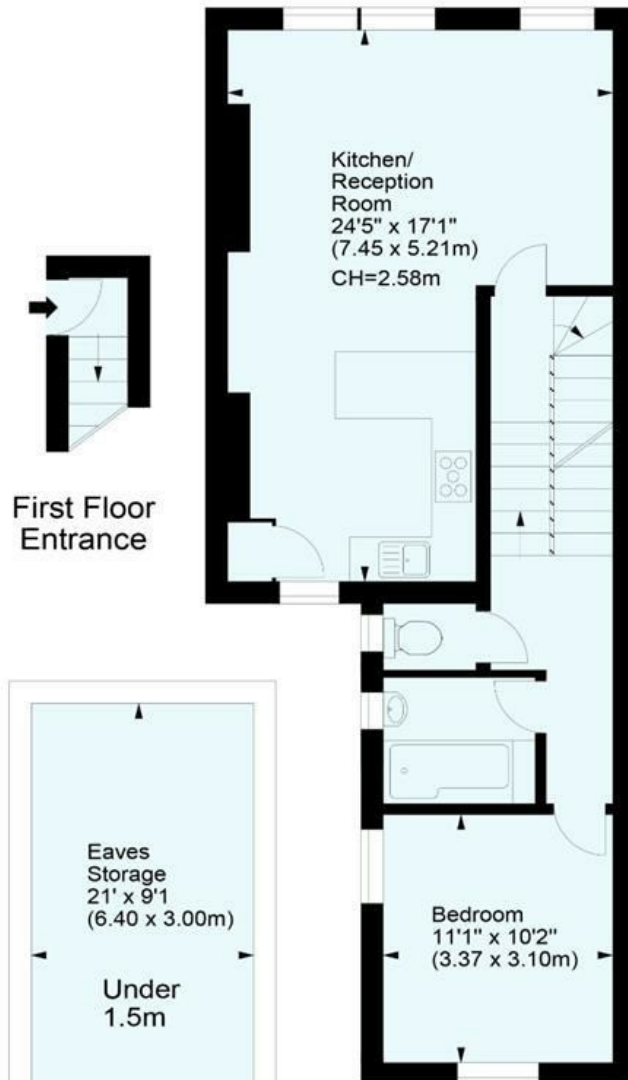
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Council Tax Band: D

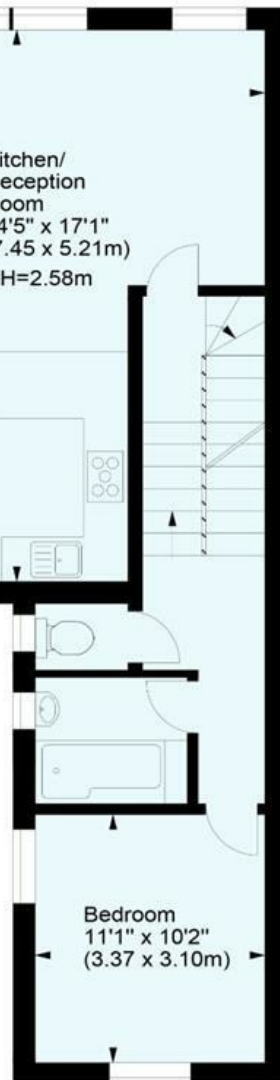
A fabulous, beautifully presented, well proportioned and larger than average (at almost 1,000 Sq. ft) two bedroom, 2 bathroom upper maisonette benefitting from a roof terrace and large communal gardens. The apartment is situated adjacent to Battersea Park and only 0.8 miles to the myriad of shopping, entertainment and transport amenities of King's Road, as well as the world renowned Battersea Power Station development, including it's Northern line tube extension.

The flat has great living/entertaining space by virtue of the large open plan kitchen, living and dining space, with lovely double aspect providing for excellent natural light. The kitchen itself has a convivial breakfast bar design and includes a full sized dishwasher and plenty of storage. The property offers two double bedrooms, both with adjacent bath/shower rooms and there is a separate guest WC. Energy rating C.

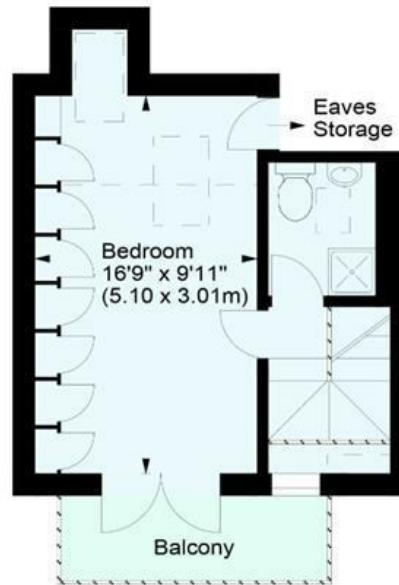
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Eaves Storage



Second Floor



Third Floor

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 77        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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