

## ATHERTON STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
1426 SQ FT- 132.48 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



22 Atherton Street,  
Battersea, SW11 2JE

**TO RENT £4,250 Per MonthPCM**

A wonderful newly refurbished four-bedroom terraced house and is ideal for families. Set within easy reach of Battersea Park and Clapham Junction.

- Kitchen breakfast room with doors to the garden
- Patio Garden
- Battersea Park Station/Clapham Junction
- Brilliantly located within easy walk of Clapham Junction mainline station
- Four large double bedrooms
- Close to Battersea Park
- Parking

020 8016 9700

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG



**Location**

This terraced house has been newly renovated throughout and is suitable for a professional couple or a family. over three floors, the ground floor comprises a bright and airy double reception, leading to a separate, fully-integrated kitchen and a low-maintenance, paved garden beyond. The upstairs accommodation consists of four very, large double bedrooms with excellent storage and two brand-new bathrooms.



**Description**

Atherton Street runs south from Battersea Park Road and is close to Battersea Bridge Road both of which provide frequent bus services to Clapham Junction, Victoria, Sloane Square, South Kensington and Liverpool Street. There is an ample selection of shops and restaurants in the vicinity, and the open spaces and leisure facilities of Battersea Park are a short walk away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.