



Eden Court Battersea Park Road,London SW11 4LU

welcome to

Eden Court Battersea Park Road, London

Barnard Marcus presents this two bedroom apartment situated on the second floor of this private retirement village. Featuring an open plan kitchen/diner and two double bedrooms, complete with en-suite bathroom and an additional bathroom, it provides the ultimate enjoyment of 'hotel style' living. Eden Court boasts first class services and facilities alongside opulent surroundings including lounge area, restaurant, bar, activity room and fitness suite. The warm and supportive atmosphere is apparent from the minute you enter and the specification and décor throughout is truly luxurious.

We highly recommend visiting Eden Court to visualise living life to the full in the perfect place to relax with added peace of mind for you and your loved ones.

The surrounding area enjoys a plethora of outside space alongside nearby transport links offering access to Battersea Power Station and central London for a multitude of restaurants, shops, theatres and museums.

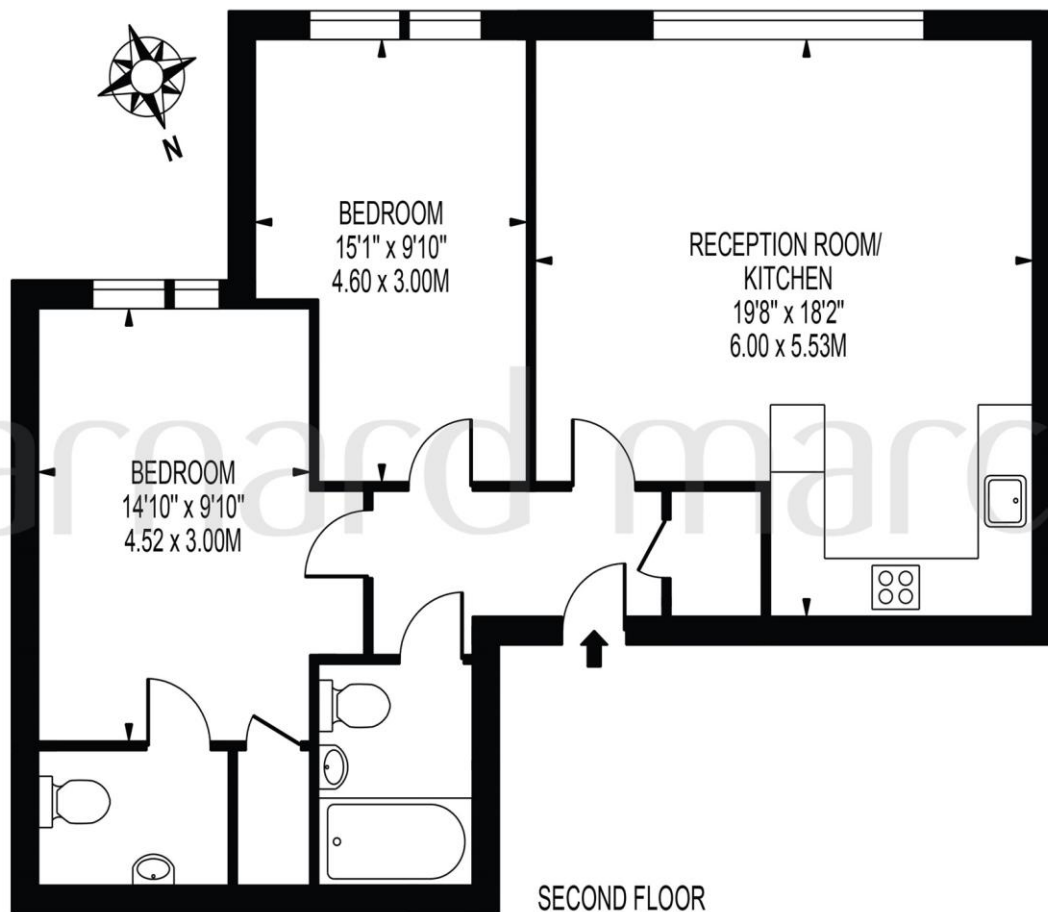
****Other costs and charges apply, please speak to a member of the team for more information, regarding the price.**

*****Available to those 65 years old and over.**



EDEN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 783 SQ FT - 72.72 SQ M



SECOND FLOOR

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.

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- Luxury Retirement Living
- Ready To Move Into
- Low Maintenance Homes
- Lift Access
- Restaurant & Bar

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106715



Property Ref:
BTS106715 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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