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Chartered Surveyors

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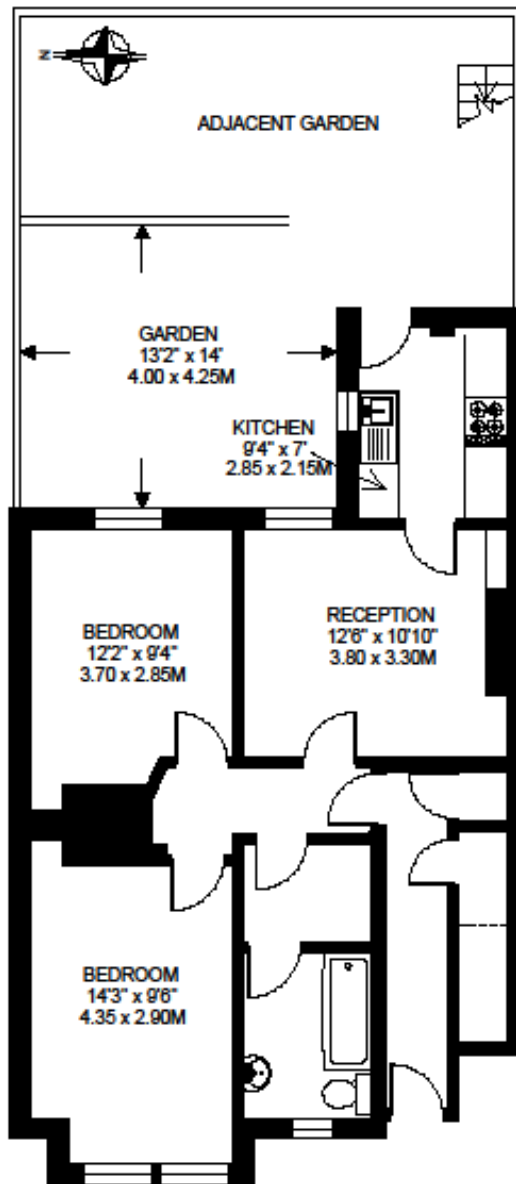
## **BATTERSEA**

A tastefully presented two double bedroom ground floor maisonette with own garden, double glazing and a private entrance off Queenstown Road. Located close to Chelsea Bridge, Battersea Park and Queenstown Road/Battersea Park mainline stations which provide a frequent service into central London.

**£360 pw / £1560 pcm - Fees apply**

**QUEENSTOWN ROAD  
LONDON SW8**

**APPROXIMATE INTERNAL FLOOR AREA  
698 SQ.FT. / 64.8 SQ.M.**



**GROUND FLOOR**

© FLOORPLAN PRODUCED FOR JOHN G. DEAN & Co. BY FLOORPLANNERS 07801 228850  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																																					
Current	Potential	Current	Potential																																				
<table border="0"> <tr> <td>Very energy efficient - lower running costs</td> <td colspan="2"></td> <td>Very environmentally friendly - lower CO<sub>2</sub> emissions</td> </tr> <tr> <td>(92-100) <b>A</b></td> <td colspan="2"></td> <td>(92-100) <b>A</b></td> </tr> <tr> <td>(81-91) <b>B</b></td> <td colspan="2"></td> <td>(81-91) <b>B</b></td> </tr> <tr> <td>(69-80) <b>C</b></td> <td colspan="2"></td> <td>(69-80) <b>C</b></td> </tr> <tr> <td>(55-68) <b>D</b></td> <td colspan="2"></td> <td>(55-68) <b>D</b></td> </tr> <tr> <td>(39-54) <b>E</b></td> <td>52</td> <td>64</td> <td>(39-54) <b>E</b></td> </tr> <tr> <td>(21-38) <b>F</b></td> <td></td> <td></td> <td>(21-38) <b>F</b></td> </tr> <tr> <td>(1-20) <b>G</b></td> <td></td> <td></td> <td>(1-20) <b>G</b></td> </tr> <tr> <td colspan="2">Not energy efficient - higher running costs</td> <td colspan="2">Not environmentally friendly - higher CO<sub>2</sub> emissions</td> </tr> </table>				Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>			(92-100) <b>A</b>	(81-91) <b>B</b>			(81-91) <b>B</b>	(69-80) <b>C</b>			(69-80) <b>C</b>	(55-68) <b>D</b>			(55-68) <b>D</b>	(39-54) <b>E</b>	52	64	(39-54) <b>E</b>	(21-38) <b>F</b>			(21-38) <b>F</b>	(1-20) <b>G</b>			(1-20) <b>G</b>	Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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