



3 NEW MILL ROAD LONDON, SW11 7AS

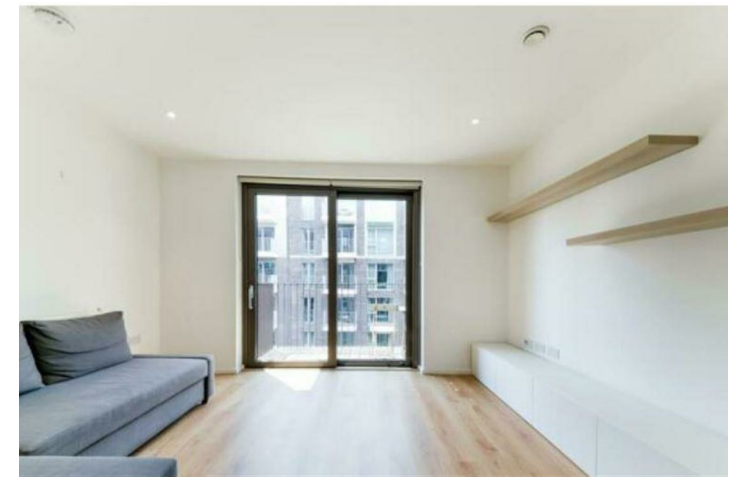
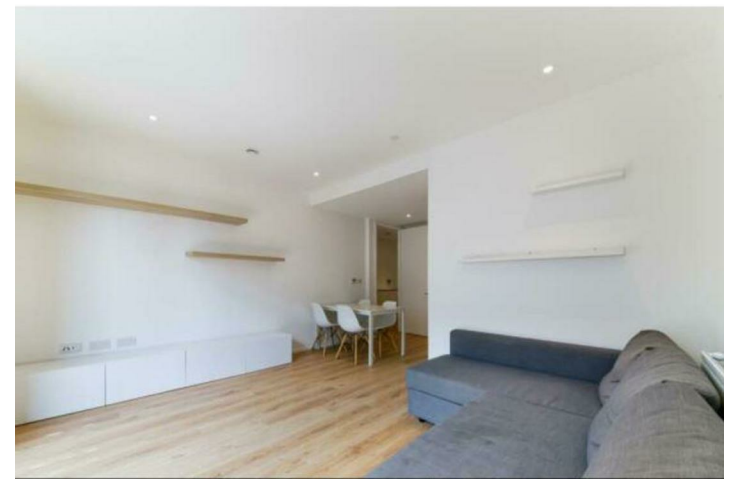
£580,000
LEASEHOLD

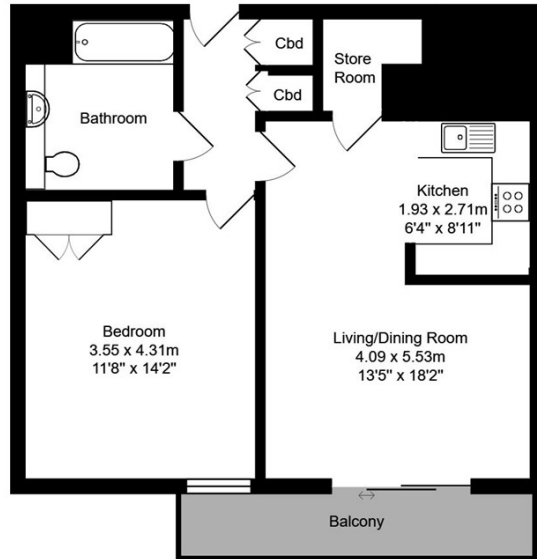
Fantastic 10th floor apartment with private balcony and no onward chain! The bright and spacious accommodation comprises; open plan living with modern fitted kitchen, double bedroom with built-in wardrobes and modern bathroom. There is a feeling of space throughout with good sized rooms and plenty of natural light, along with good storage. The private balcony provides a view towards to Thames and is the perfect spot for a small table and chairs.

Situated in the heart of the Nine Elms Regeneration area, the apartment is ideally located for local amenities including the iconic Battersea Power Station and historic Battersea Park are only a 10-minute walk away.

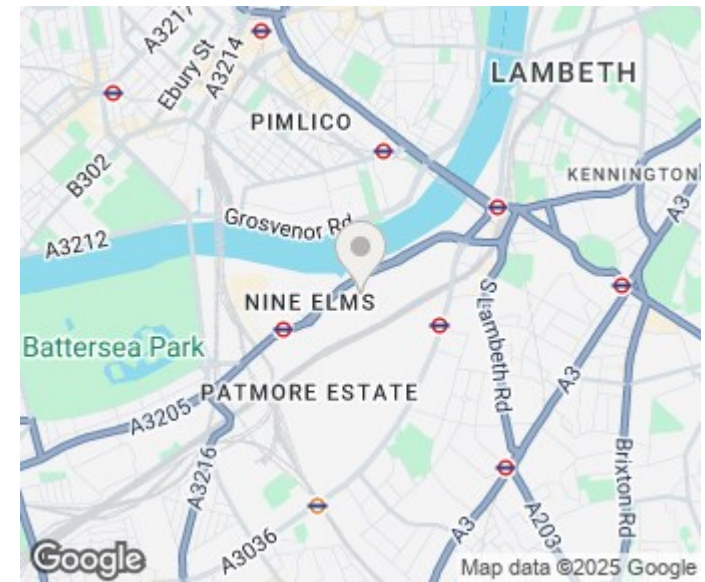
**Nicholas
James**

SALES LETTINGS AUCTIONS





Chancery Building
Total Area: 51.5 m² ... 554 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS