

Macduff Road, Battersea SW11





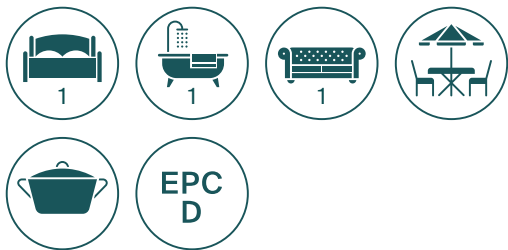
Available with Zero Deposit Guarantee.

A charming 1 bedroom flat on Macduff Road, Battersea, SW11, available to let through Knight Frank Battersea & Riverside.

Located on the ground floor and offering 723 sq ft of living space, accommodation comprises a double bedroom, a modern bathroom with bathtub, a west facing living room and an equipped kitchen, which leads onto a well maintained patio.

The flat benefits from additional storage with access to the basement below.

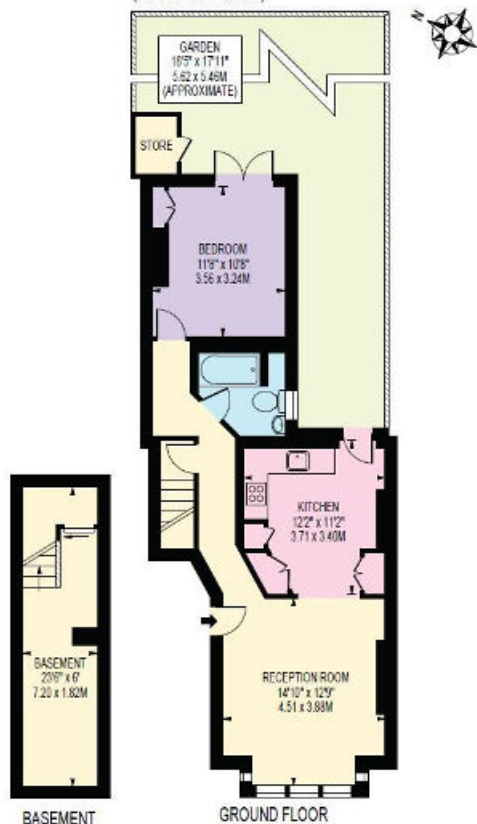
Available to let through Knight Frank on a furnished or unfurnished basis.



MacDuff road is situated between Battersea Park Road and Prince of Wales Drive and is a stones throw from the open spaces of Battersea Park. Transport links are excellent with direct trains to Waterloo and Victoria from Queenstown road and Battersea Park overground stations.



MACDUFF ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 723 SQ FT - 67.17 SQ M
 (EXCLUDING STORE)



Approximate Gross Internal Floor Area
67.17 sq m/723 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees.

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated [September 2021]. Photographs and videos dated [September 2021].

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