

# 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.

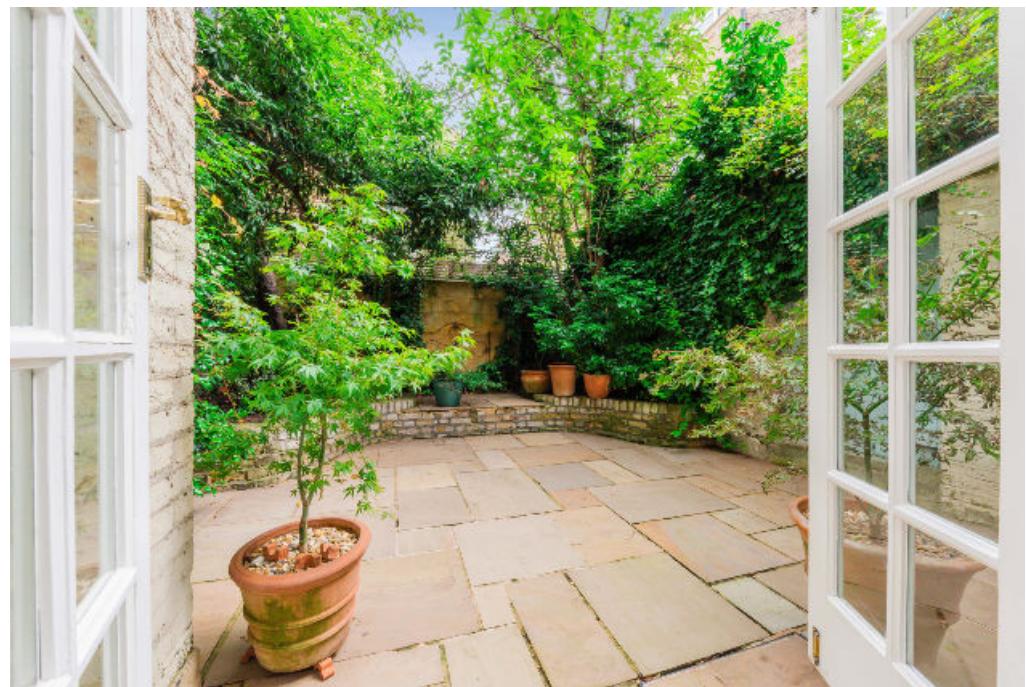
Located on the ground floor and offering 723 sq ft of living space, accommodation comprises a double bedroom, a modern bathroom with bathtub, a west facing living room and an equipped kitchen, which leads onto a well maintained patio.

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

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

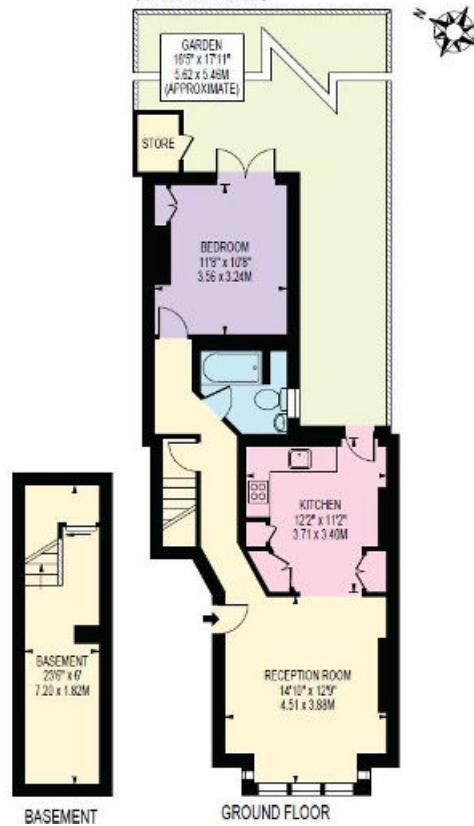


MacDuff road is situated between Battersea Park Road and Prince of Wales Drive and is a stones throw from the open spaces of Battersea Park. Transport links are excellent with direct trains to Waterloo and Victoria from Queenstown road and Battersea Park overground stations.



## 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](http://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.

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

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