



Queenstown Road,

£2,300,000



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Queenstown Road, London

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Originally built as two separate units, now combined to make an impressive four bedroom apartment, located on the sixth floor. Set in the prestigious Chelsea Bridge Wharf Development, the apartment benefits from comfort cooling and heating throughout, two private balconies and an ensuite shower or bathrooms to all four bedrooms. Having just been lovingly decorated by the current owner the property is in fantastic condition. Located just south of Chelsea, the property is part of the Chelsea Bridge Wharf development and is well situated for the amenities of Sloane Square, the Kings Road and the open spaces of Battersea Park. It is also next door to the prestigious Battersea Power Station development. There are a variety of bus routes over the bridge into Central London whilst the nearest overland stations are Battersea Park and Queenstown Road which go into Victoria and Waterloo respectively. EPC Rating - C.

ENTERANCE HALLWAY

Tiled floor, video entry phone system, recessed ceiling lights, doors to reception, utility room, bedrooms two and three.

UTILITY ROOM

1.59m x 1.59m (5'3" x 5'3")
Tiled floor, spaces for washing machine and dryer.

BEDROOM TWO

6.83m (3.03) x 0.00m (22'5" (3.03) x 0'0")
Double glazed window to rear, wood flooring, recessed ceiling lights, door to walk in wardrobe.

WALKIN WARDROBE

2.07m x 1.30m (6'9" x 4'3")
Hanging rails, built in cupboards, recessed ceiling lights.

ENSUITE

2.64m x 2.13m (8'8" x 7'0")
Panelled bath with glass shower screen, flow flush WC with concealed cistern, wall mounted wash hand basin with mixer tap, heated towel rail, tiled floor and walls, recessed ceiling lights.

BEDROOM THREE

4.60m x 2.73m (15'1" x 8'11")
Built in wardrobe, double glazed window to rear, wood floor, recessed ceiling lights door to ensuite shower room.

ENSUITE

2.62m x 1.25m (8'7" x 4'1")
Tiled shower cubicle, heated towel rail, wall mounted wash hand basin with mixer tap, low flush WC with concealed cistern, tiled floor and walls.

KITCHEN

2.97m x 2.84m (9'9" x 9'4")
Fitted with a range of wall and base units with work top over, sink unit with mixer tap, four ring ceramic hob with

stainless splash back, double oven and extractor hood over. Integrated fridge freezer and dish washer. Tiled floor, recessed ceiling lights.

RECEPTION

7.58m x 4.06m (24'10" x 13'4")
Wood flooring, double glazed window to front, double glazed door to balcony, door to lobby, recessed ceiling lights.

BALCONY

4.06m x 1.41m (13'4" x 4'8")

INNER LOBBY

Doors to master bedroom, bedroom four and separate WC, video entry phone system, tiled floor.

MASTER BEDROOM

5.02m x 3.18m (16'6" x 10'5")
Double glazed window to front, built in wardrobe, recessed ceiling lights, wood floor, door to ensuite shower room.

ENSUITE

2.32m x 1.80m (7'8" x 5'11")
Panelled bath with glass shower screen, flow flush WC with concealed cistern, wall mounted wash hand basin with mixer tap, heated towel rail, tiled floor and walls, recessed ceiling lights.

BEDROOM FOUR

Built in wardrobe, double glazed window to rear, wood floor, recessed ceiling lights door to ensuite shower room.

ENSUITE

2.43m x 1.17m (8'0" x 3'10")
Built in wardrobe, double glazed window to rear, wood floor, recessed ceiling lights door to ensuite shower room.

BALCONY

2.70m x 1.41m (8'10" x 4'8")

SEPARATE WC

1.54m x 0.91m (5'1" x 3'0")
Low flush WC with concealed cistern, wall mounted wash hand basin with mixer tap, recessed ceiling lights, tiled floor.

FLOORPLAN

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Lease Clause

Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



SIXTH FLOOR
GROSS INTERNAL
FLOOR AREA 1506 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1506 SQ FT / 140 SQM

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID302378)

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

