

A 2 bedroom duplex apartment on the second & third floors of this new exclusive development set within a historic London mews in Battersea. This property has a spacious open plan kitchen/living room, 2 double bedrooms and 2 balconies.

The apartment has been designed to a high specification with polished stone surfaces, marble splash backs and Siemens appliances. Queenstown Road comprises 9 flats over 4 floors with lift access.

#### Location

235 Queenstown Road is a new development moments from the green space of Battersea Park (0.4 miles) and Queenstown Road Station (0.2 miles) which allows easy access to Central London and The City. The apartments are ideally located close to the shops and restaurants on King's Road, Chelsea and Sloane Square Tube Station. Alternatively you are walking distance to Clapham Common which has many pubs, bars and eateries.

# **Local Authority**

London Borough of Wandsworth

### **Guide Price**

£725,000

#### Service Charge

£2,365 per annum

#### Leasehold

150 years remaining







## QUEENSTOWN ROAD, SW8

Gross Internal Area: 68 Sq. metres 732 Sq. feet





#### SECOND FLOOR

#### THIRD FLOOR

Floor Plan produced for Knight Frank by Mays Floorplans © . Tel 920 3397 4594

Illustration for identification purposes only, not to scale.

All measurements and areas are approximate, and include wardrobes and window bays where appropriate.

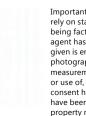
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.



020 3866 2930 Unit C1 Vista

346 Queenstown Road SW8 4BY

Battersea@knightfrank.com



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 etc: The photographs 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. Particulars dated 2017 Photographs dated 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.