



Oyster Wharf Battersea SW11

Bathed in natural light and offering captivating river views, this boutique fifth-floor apartment is a hidden gem within a sought-after modern riverside development. Elegantly designed, the apartment features a serene master bedroom complete with a luxurious ensuite shower room and its own private balcony, perfect for tranquil mornings by the water. The second double bedroom is spacious and bright, with access to a chic family bathroom.

The heart of the home is the expansive, open-plan kitchen and reception area, offering a sleek, contemporary space that flows seamlessly onto a balcony that spans the full length of the apartment. This feature enhances the property's indoor-outdoor living, with mesmerizing river views providing a perfect backdrop for stylish entertaining. The kitchen itself is both modern and functional, equipped with premium appliances and designed with

entertaining in mind. Additional features include a separate guest cloakroom, underground parking, and the convenience of an on-site porter to ensure effortless living.

Set within this exclusive riverside development, the apartment enjoys access to meticulously maintained communal gardens and courtyards adorned with water features, creating an oasis of calm. The vibrant shops, bars, and restaurants of Battersea Park Road are nearby, while the quaint cafés and boutiques of Battersea Square are just a short walk away. Wandsworth and Battersea Bridges offer easy access to the fashionable Kings Road and Fulham, with Clapham Junction and the picturesque Battersea Park also within walking distance.

KEY FEATURES

2 double bedrooms

2 bathrooms

2 private balconies

Open-plan kitchen

Ample storage

Mesmerizing river views

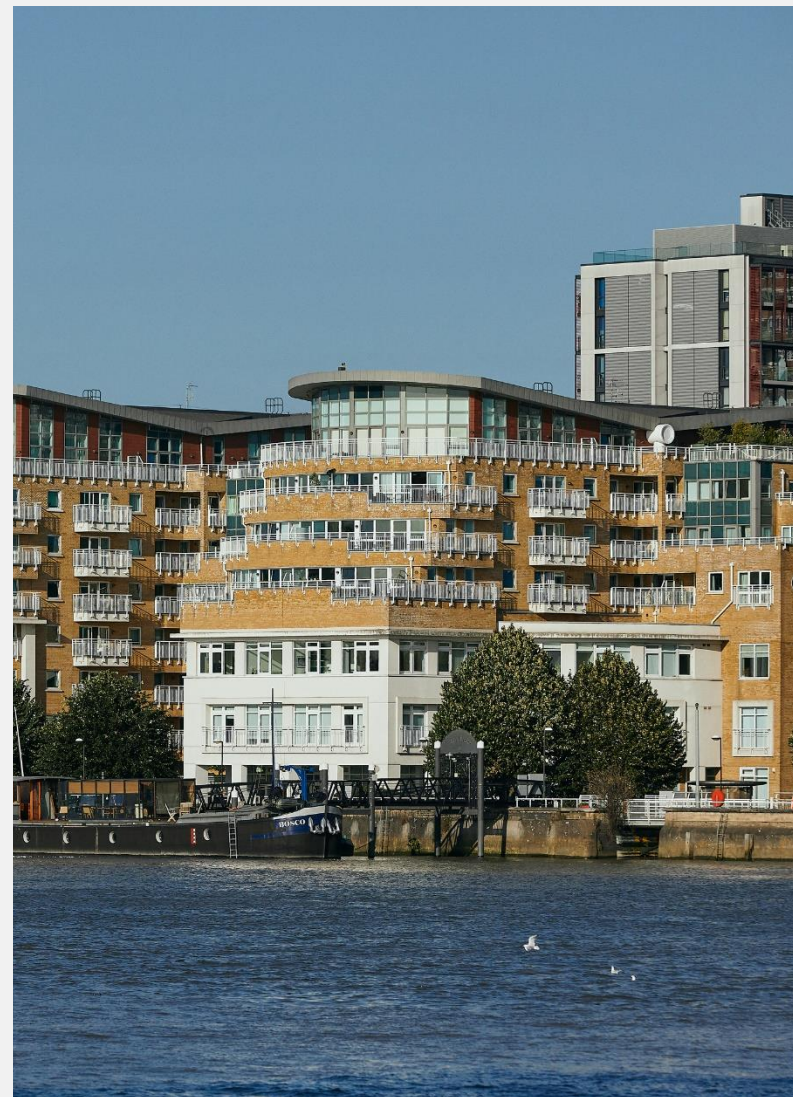
Secure underground parking

On-site porter

Communal garden

**Conveniently located close to shops,
restaurants and public transport**

**Oyster Wharf enjoys a very efficient
residents association**





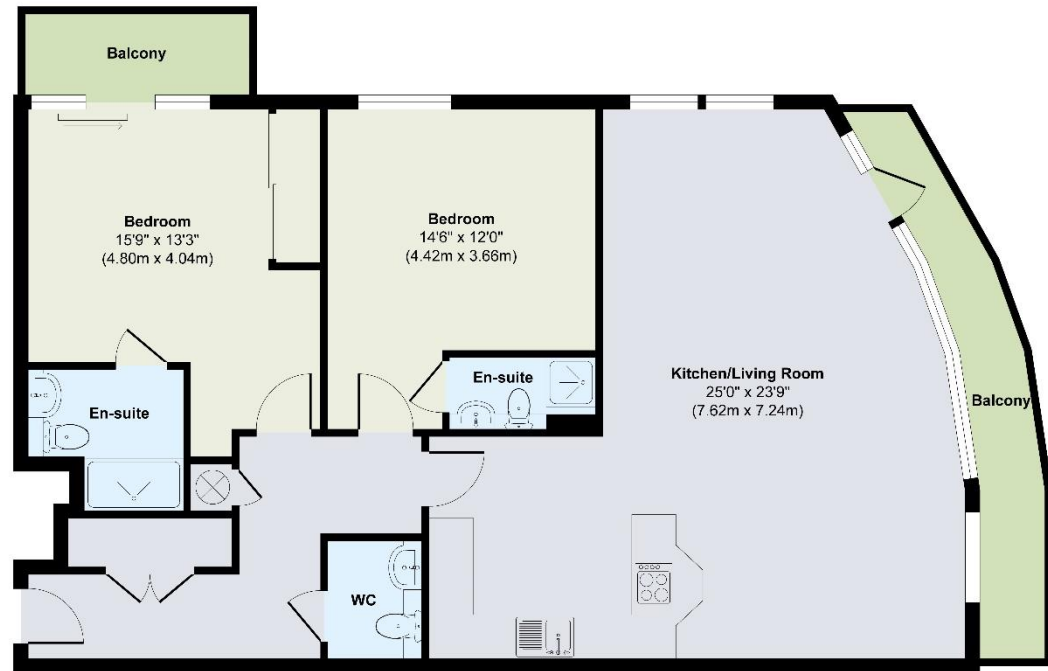
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,135 sq. ft. / 105.40 sq. m.
Garden area:	2 balconies
No. of bedrooms:	2
Service charges:	TBC
Council tax:	Band G
Lease length:	155 years from 1 May 2024

OYSTER WHARF, BATTERSEA SW11



Floor Plan

Approx. Gross Internal Floor Area 1135 sq. ft / 105.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property