



Albany Mansions
Albert Bridge Road, SW11

CHESTERTONS





A unique opportunity to purchase this fantastic ground floor three double bedroom flat located directly on the doorstep of Battersea Park. Situated in the ever popular Albany Mansions, the stylish property has a light and airy feel throughout and comprises three double bedrooms, a modern bathroom, generous reception room and fully fitted eat in kitchen. The property has direct access to both front and back private and immaculate communal gardens.

Albany Mansions is set back off Albert Bridge Road and is moments from Chelsea and the Kings Road. Battersea Park is opposite, offering 200 acres of recreational space. Chelsea and the Kings Road are a short walk across Albert Bridge and Battersea Bridge. Transport links from Battersea are either via the overland rail stations of Queenstown Road, Battersea Park or Clapham Junction or the many bus routes leading to Kensington, Chelsea, Liverpool Street, Victoria and the South West.

- Gorgeous mansion flat in Albany Mansions
- Superb location opposite Battersea Park
- Direct access to front and rear communal gardens
- Beautifully presented
- Easy access to Chelsea & Central London across the Albert Bridge.

Asking Price £900,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-89 | B | | |
| 72-80 | C | 70 | 80 |
| 63-71 | D | | |
| 54-62 | E | | |
| 45-53 | F | | |
| 35-44 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Share of Freehold 996 years 3 months
Service Charge: £6013
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road
London
SW11 3AU
batterseapark@chestertons.co.uk
0203 040 8700
chestertons.co.uk

Albany Mansions, SW11

Approximate gross internal area

86.21 sq m / 928 sq ft



Ground Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
Copyright of Wyatt Dixon Homes



Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable