



Waterside Point
2 Anhalt Road, SW11

CHESTERTONS





A rare opportunity has arisen with a premium residence becoming available at the prestigious Waterside Point. This established and private residential development is one of the most sought after on the River Thames.

The property is located on the 5th floor and comprises a large spacious living room leading onto a large terrace overlooking the river. The apartment was originally designed to offer luxurious entertaining space and you can feel this when you enter the property and enter the large living room which creates a lavish feel and offers space for relaxing and a separate dining area. There is a bespoke kitchen, 2 luxurious bedrooms, 2 bathrooms (both en-suite), a third bedroom that could also be a delightful study and comes with an allocated underground parking space.

As you arrive, the remote controlled gated entrance provides access to the circular forecourt with ample parking for visitors and locked gated access to underground parking for residents. A large and impressive glazed atrium welcomes residents to a dedicated 24 hr porters desk and secure access to lifts. Security is paramount with CCTV projected from all public areas.

Old Chelsea is a 4 minute walk over the iconic Albert Bridge and the stunning Iconic Power Station with all its amenities is a short stroll. There is private pedestrian access to the River Walk along the Thames with shops, restaurants, private members gym and 200 acres of Battersea Park with its sports, tennis and sailing clubs, boating lake, zoo, café and gardens.

- Stunning riverside development
- Amazing entertaining space
- Private terrace with direct river views
- 24hr Concierge & Security
- Underground Parking

Guide Price £2,500,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C	79	81
43-62	D		
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 981 years 5 months
Service Charge: £11454.94
Ground Rent: £150
Local Authority: Wandsworth
Council Tax Band: H

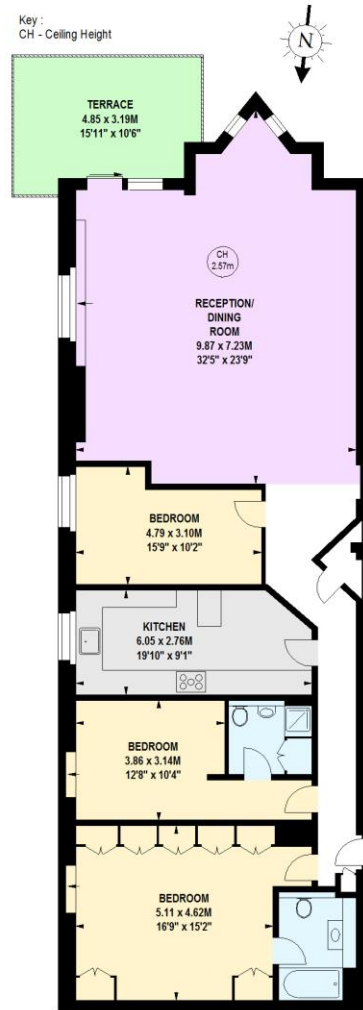
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Waterside Point, SW11

Approximate gross internal area
159.79 sq m / 1720 sq ft

Key:
CH - Ceiling Height



Fifth Floor

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