



Ivory House
Clove Hitch Quay, SW11

CHESTERTONS





Top floor 2 bedroom duplex apartment

This two bedroom apartment is set across the top two floors in Ivory House, situated on the waterfront boasting excellent views of the river, offering in excess of 1150 sq. ft..

The apartment comprises one extremely spacious principal bedroom with built in wardrobes and three balconies. There is a further upper floor bedroom with en-suite and skylights.

The large reception room with double ceiling height offers a great entertainment/relaxation space with a cosy (functioning) fireplace. A spiral staircase leads up to an open plan dining area and kitchen that comes with new Bosch appliances, wine cooler and Quooker tap that dispenses filtered boiling and sparkling water.

The exceptionally bright reception room also benefits from large triple glazed Schüco doors leading to further balcony space. The property also has the added benefit of an allocated underground parking space with 24/7 security.

Ivory House is situated on the south bank of the Thames between Battersea and Wandsworth bridges and with close proximity to the chic shops, eateries and bars of Northcote Road, Battersea Square and Wandsworth Town, as well as being a short distance from Fulham and Chelsea. Clapham junction is situated 1.1 miles away with direct over ground trains into Victoria, Waterloo and Gatwick airport. There are also numerous regular bus routes and a London River Bus stop which provides a fast and pleasurable commute into the City. Plantation Wharf Pier is right at the doorstep of Ivory House.

- Three Balconies
- En-Suite Bathroom
- Spiral Staircase
- Great Travel Links
- Underground Parking
- 1150 Sq Ft

Asking Price £925,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	76	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 115 years 2 months
Service Charge: £4493
Ground Rent: £400
Local Authority: Wandsworth
Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

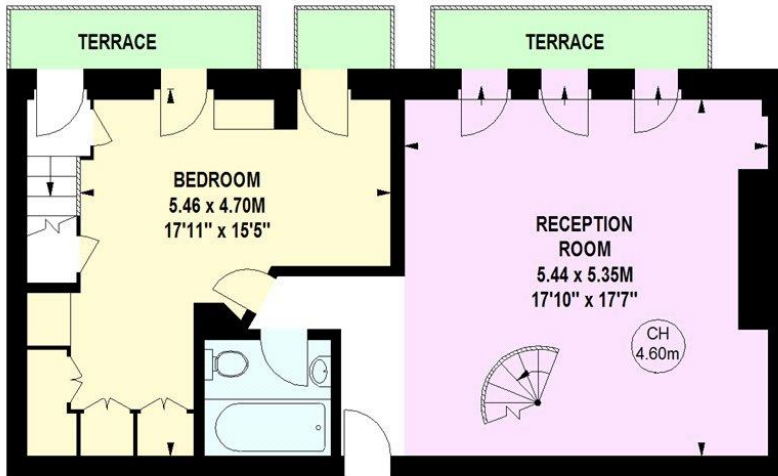
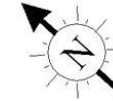
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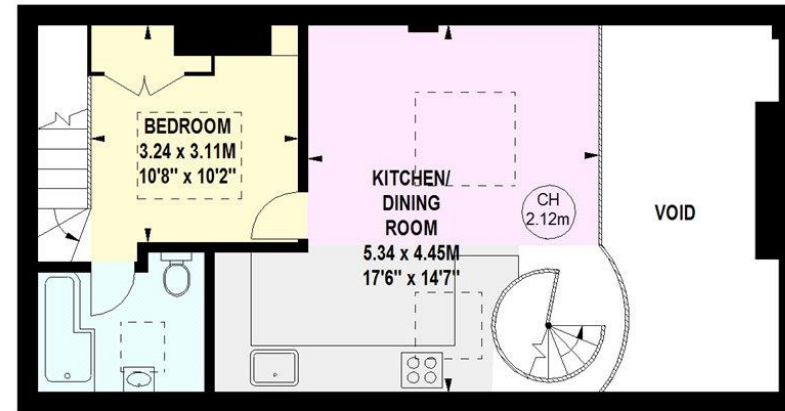
Approximate gross internal area

106.84 sq m / 1150 sq ft

Key :
CH - Ceiling Height



647 sq ft
Fourth Floor



503 sq ft
Fifth Floor

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