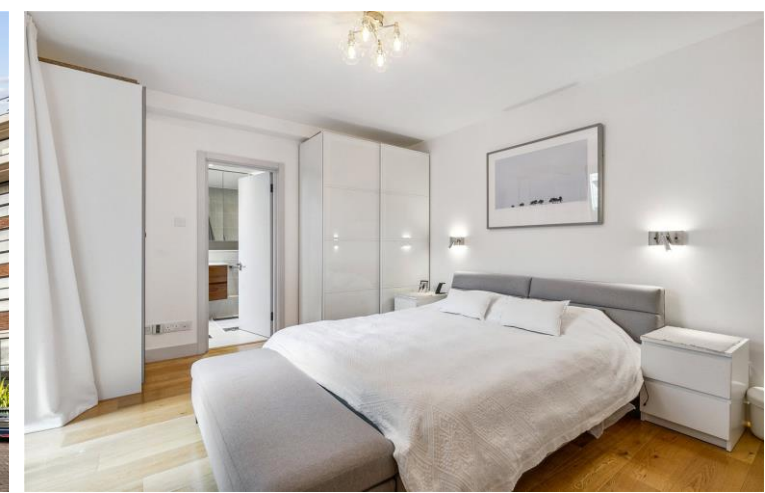
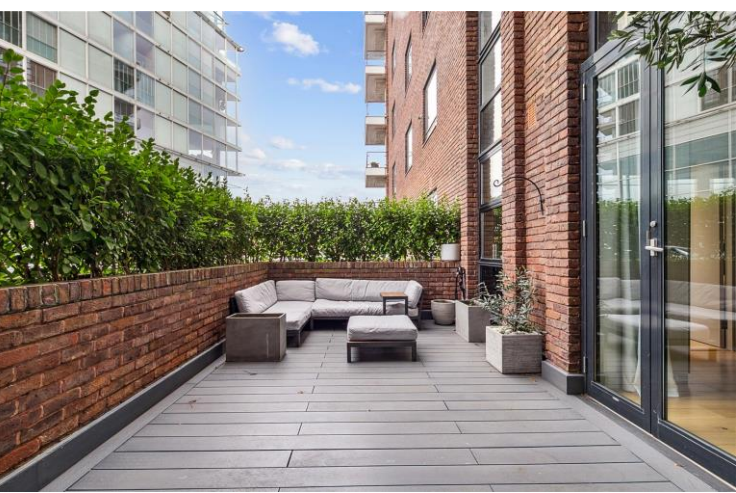




Waterside Point
2 Anhalt Road, SW11

CHESTERTONS





A rare opportunity to purchase a premium residence at the prestigious Waterside Point, with both Battersea Park, Chelsea and the Thames on your doorstep.

The apartment offers superb entertaining space within the large reception room which leads out onto a large private terrace. Two double bedrooms are supported by two bathrooms, one being en-suite, and the property is finished to an excellent standard. An allocated underground car parking space is also included.

Waterside Point is a highly sought after development located on the River Thames abutting Battersea Park and Albert Bridge. This established and private development, is one of the most sought after on the river. A secure gated community, the building benefits from 24 hour CCTV and concierge service. Surrounded by landscaped gardens with lawns, trees, courtyards and a water garden with sculptures.

Positioned just south of Albert Bridge, and with easy access to the Riverside Entrance of the 200 acres of Battersea Park, the property is moments from Chelsea and the Kings Road with the wide variety of shopping and entertainment that is available there. Close by on Parkgate Road there are local shops and restaurants and the bus routes on Battersea Bridge Road and Cheyne Walk provide access north of the River and south to Chelsea Junction. A nearby station, in addition to easy

- 2 Double bedrooms
- River views
- Underground parking
- Concierge
- Large living space

Asking Price £1,200,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	72	72
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: Share of Freehold 981 years 10 months
Service Charge: £7900
Ground Rent: £50 Peppercorn Ground rent
Local Authority: Wandsworth
Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road
 London
 SW11 3AU

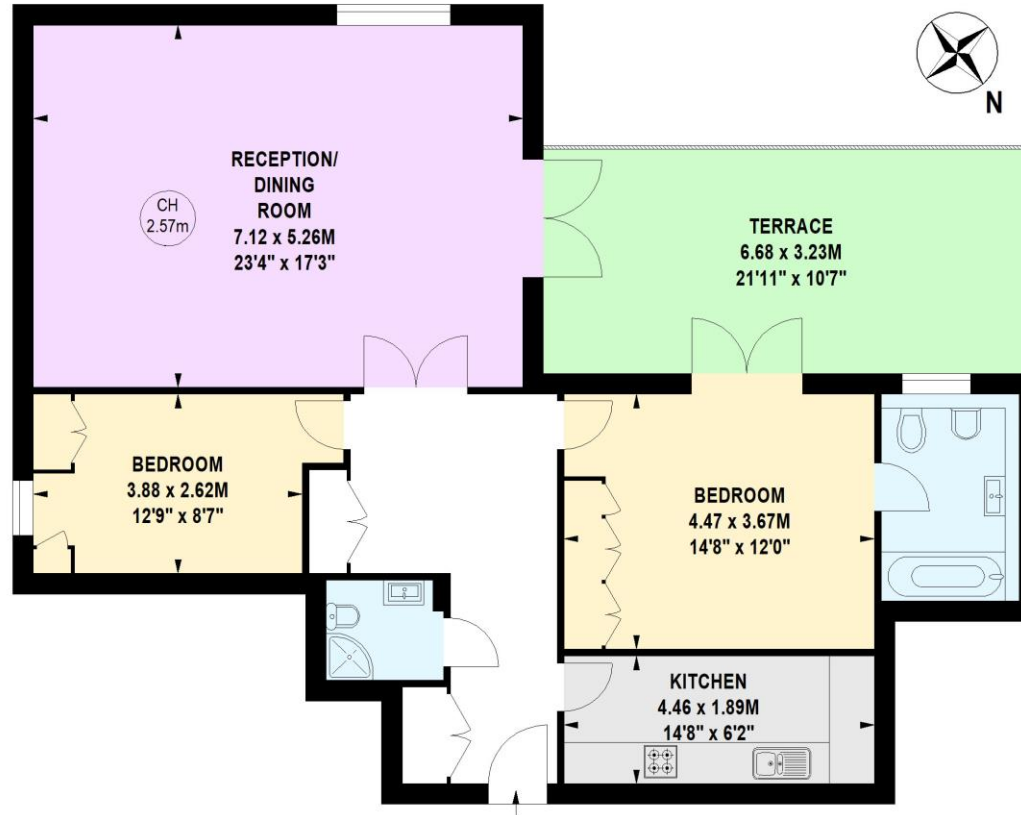
batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

Anhalt Road, SW11

Approximate gross internal area

98.57 sq m / 1061 sq ft

Key :
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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