



Albert Bridge Road
Battersea Park, SW11

CHESTERTONS





This fantastic duplex apartment is located on one of the most sought after roads in Battersea. Benefitting from a 20 foot roof terrace the spacious reception room and 3 bedrooms offer a great balance of accommodation.

The 200 acres of Battersea Park with its excellent range of leisure and sports facilities is located less than 350 feet from the flat and Chelsea is under a mile away. The property further benefits from the regeneration in Nine Elms, which provides amenities such as shops, bars, restaurants.

- Eat in kitchen
- 1 minute walk to Battersea Park
- Less than a mile from Kings Road
- 20 foot roof terrace
- Spacious reception room
- 2 bathrooms (1 ensuite)

Guide Price £1,250,000

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B		
69-80	C		
55-68	D	62	71
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

Tenure: Share of Freehold 981 years 9 months
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough of Wandsworth
Council Tax Band: E

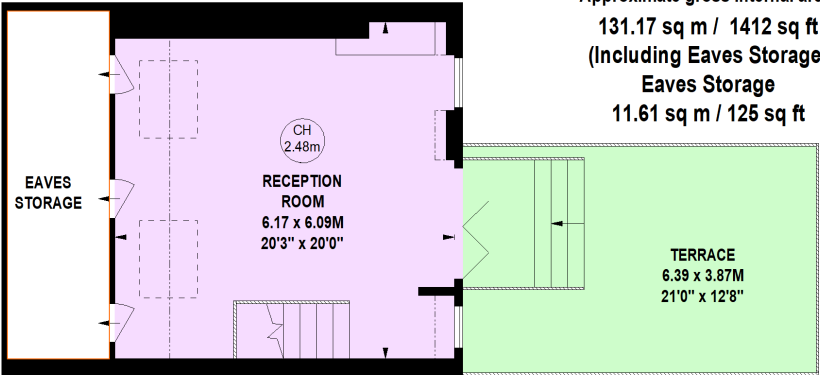
Chestertons Battersea Park & Nine Elms Sales

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

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Key :
CH - Ceiling Height

Approximate gross internal area
131.17 sq m / 1412 sq ft
 (Including Eaves Storage)
Eaves Storage
11.61 sq m / 125 sq ft



Third Floor



**First Floor
Entrance**

Second 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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