



Prices Court  
Battersea, SW11

CHESTERTONS





We take great pleasure in introducing to the market a well-proportioned raised ground floor apartment, set within a prestigious gated riverside development with secure off street parking, delightful communal gardens and a porter.

The apartments tastefully decorated throughout benefits from an entry phone system, wood flooring and contemporary style fittings. The private front door is situated off a well maintained communal entrance. This spacious flat has a generous open-plan reception room, dining area and kitchen with modern units. Off the reception room is a balcony with uninterrupted views over the river Thames.

The apartment is located in the highly desirable Prices Court development along the Riverside and moments from the cafes, shops and bars of Wandsworth Town, Old York Road and Battersea Square.

Excellent transport links are a short walk away with Clapham Junction and Wandsworth Town mainline stations, as well as numerous bus routes linking Fulham, the city and the West End. For an alternative route, the river taxi port is very close or you could choose to join the Thames riverside path and walk up towards the centre of London.

- A well-proportioned raised ground floor apartment
- Uninterrupted views of the river Thames
- Set within a modern gated riverside development
- Secure underground parking and daytime porter
- Generous open-plan reception room/dining area with balcony

Asking Price £780,000

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 100-105                  | A |         |           |
| 81-100                   | B |         |           |
| 69-80                    | C | 72      | 77        |
| 55-68                    | D |         |           |
| 39-54                    | E |         |           |
| 21-38                    | F |         |           |
| 1-20                     | G |         |           |

Not energy efficient - higher running costs

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

**Tenure:** Leasehold 973 years 9 months  
**Service Charge:** £3500  
**Ground Rent:** £130  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** G

*Chestertons Battersea Park & Nine Elms Sales*

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## Prices Court, SW11



Approx Gross Internal Area **914 Sq Ft - 84.91 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 50239

