



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, once inside, there is a hallway leading through to a master bedroom with a newly renovated en-suite and access to the second balcony overlooking the communal gardens. The second double bedroom is a good size and is adjacent to the family bathroom for easy guest access.

This spacious flat has a generous open-plan reception room, dining area and kitchen with modern units. The kitchen benefits from integrated kitchen appliances and generous storage space and counter space. 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.

- Guide Price £780,000-£800,000
- A well-proportioned raised ground floor apartment
- Two double bedrooms
- Uninterrupted views of the river Thames
- Set within a modern gated riverside development

Asking Price £700,000

Energy Efficiency Rating		
Very energy efficient - lower running costs		
90-100	A	
81-89	B	
72-80	C	
63-71	D	
55-62	E	
47-54	F	
39-46	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 973 years 4 months

Service Charge: £3500

Ground Rent: £130

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

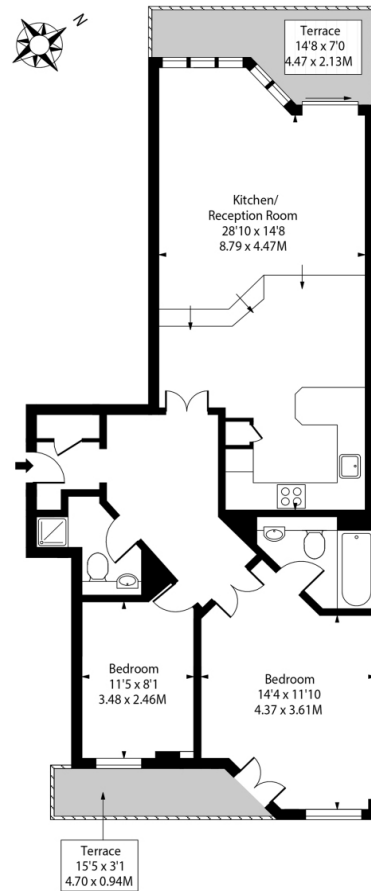
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Prices Court, SW11



Raised Ground Floor

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



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