



Queenstown Road
London, SW11

CHESTERTONS





New to the market is this well presented, 9th floor one bedroom apartment set within a prestigious modern development.

The apartment consists of a well-proportioned open plan living room/ kitchen with a fantastic balcony off the living area that's accessed by floor to ceiling sliding glass doors that flood the room with natural light. The bedroom is a good-sized double room with multiple built in storage options and the property is completed with a modern family bathroom. The apartment stretches to over 550sq ft of internal space, it has been designed and fitted out to a high standard.

The development benefits from excellent amenities that include a lift, a 24-hour concierge service and a well-maintained communal courtyard. The development is ideally located just moments from Battersea Park, Chelsea Bridge and the river and is within proximity of the fashionable Kings Road, Battersea Park mainline station and Battersea Power Station with the great transport, eatery, and commercial shops that the development has bought to the area.

- Ninth floor modern apartment
- Set within a modern development
- Open plan reception room/dining area and kitchen
- Large double bedroom with added storage
- Private balcony with pleasant views

Asking Price £625,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	85	87
(58-68)	D		
(49-57)	E		
(39-48)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

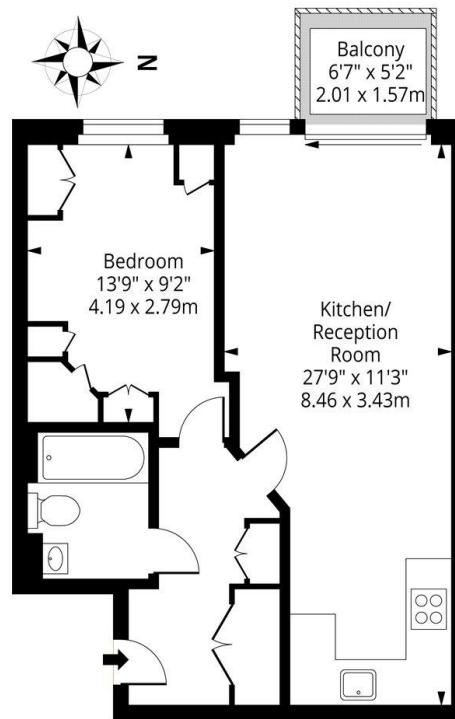
Tenure: Leasehold
Service Charge: £2,500 p.a.
Ground Rent: £330 p.a.
Local Authority: Wandsworth Council
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

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Burnelli Building, SW8



Ninth Floor

Approx Gross Internal Area **559 Sq Ft - 51.89 Sq M**

For Illustration Purposes Only - Not To Scale

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