



Faraday House
Aurora Gardens, SW11





This well-presented and modern one-bedroom apartment within the Battersea Power Station development, next to the River Thames, Battersea Park and the brand new Northern Line underground station is available chain free

Finished to a very high standard this extremely well kept modern 550 sq. ft apartment comprises of a large reception room with access to a private balcony. The open plan kitchen which is flooded with natural light is just off the large bathroom and bedroom

Designed by some of the world's most renowned architects, the iconic Battersea Power Station offers a range of amenities, residents benefitting from 24-hour concierge, swimming pool, gym, screening room and private dining rooms. Further to this, the developments recent opening of an extension of the Northern Line offers superb transport links into both Central and South London.

To support the plethora of luxury Residential Homes, the Battersea Power Station development includes a six-acre park, a new high street, office and retail space, a library, medical centre, childcare facilities, leisure and culture facilities as well as a 2,000-capacity events space. With so many shops, restaurants and events coming to the area, Battersea Power Station has become a destination in itself.

- 2- hour concierge
- Residents gym, pool and spa
- Close proximity to Battersea Power Station tube
- 550 Sq Ft
- Private Balcony

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	78	78
63-71	D		
55-62	E		
47-54	F		
39-46	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Tenure: Leasehold 996 years 1 months

Service Charge: £4341.52 Plus Reserve fund £147.60pa and Estate Charge £1,436.96pa

Ground Rent: £400

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

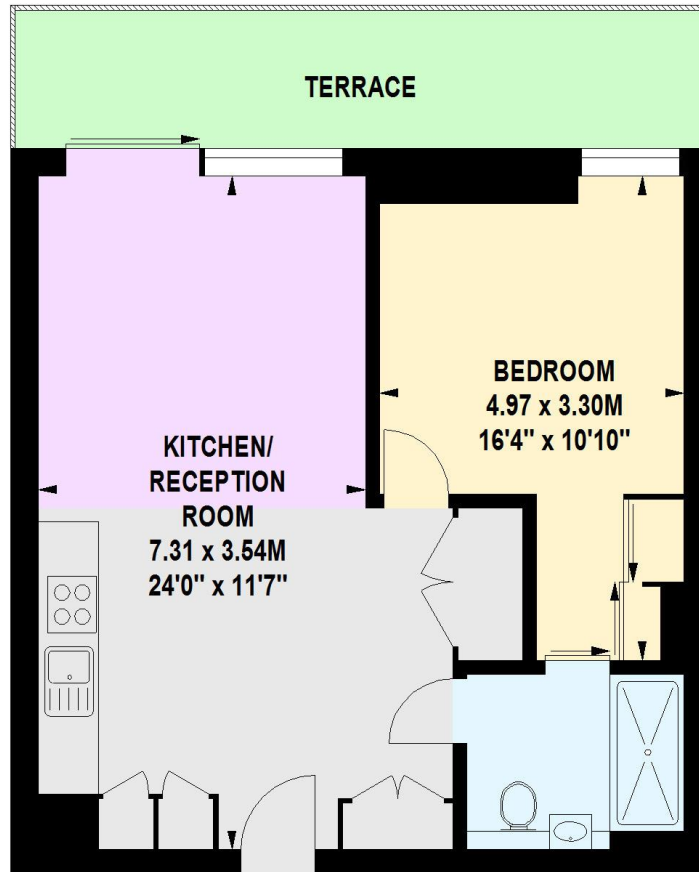
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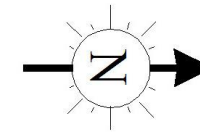
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Approximate gross internal area

51.10 sq m / 550 sq ft



Key :

CH - Ceiling Height

First Floor

This floor plan is a representation for guidance purposes only, not for valuation.

Any figure is approximate and must not be relied on as a statement of fact.

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