



Eustace Building
372 Queenstown Road, SW11





A beautifully presented sixth-floor apartment set within the Chelsea Bridge Wharf development. The apartment boasts stunning views across Battersea Park and is immaculately presented throughout with tasteful décor, contemporary fittings and well-balanced accommodation.

The apartment accommodation comprises a large open plan living room with ample entertaining space, a fully fitted and kitchen with built in appliances. The room flows onto the main balcony which has fantastic views over Battersea Park and the River Thames. The two bedrooms are both well sized double rooms each with their own en-suite's, the principal bedroom also opens onto the second balcony overlooking the developments courtyard. The apartment also benefits from a large entrance hallway with two large storage cupboards and a guest WC.

The development benefits from a concierge service, secure video-entry and well-maintained communal gardens. The development is directly opposite Battersea Park and close to the Kings Road, Victoria and the local transport links including Battersea Park Mainline station and numerous bus services into central London. Battersea Power Station is a short walk away and offers a wide range of shops, amenities and the Northern Line tube station.

- Two bedrooms
- Views of Battersea Park and River Thames
- Two bathrooms
- 921sq ft
- Two Balconies

Asking Price £1,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 973 years 11 months

Service Charge: £6038

Ground Rent: £1000

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

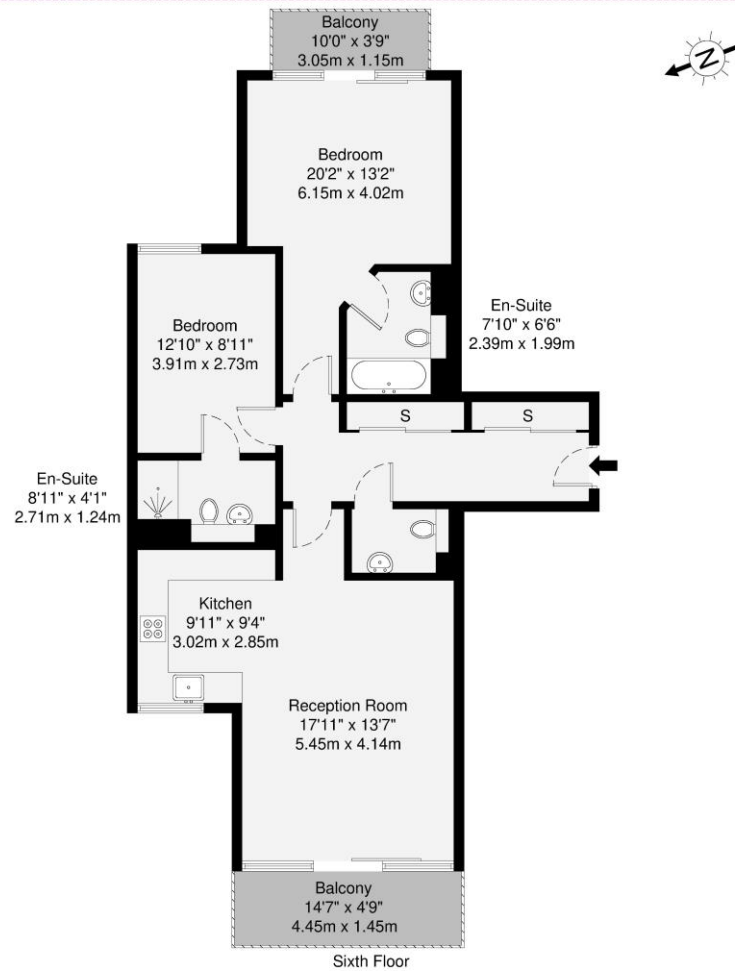
London

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Sixth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
85.6 sq m / 921 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6 sq m / 27 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
9.9 sq m / 106 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

