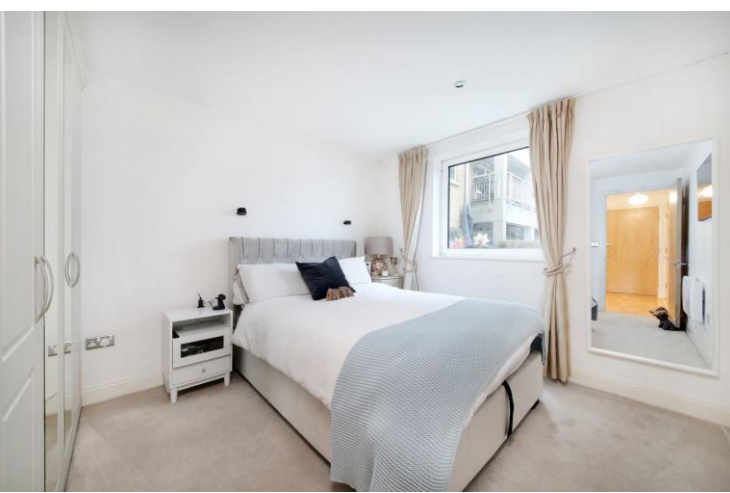




Oyster Wharf  
18 Lombard Road, SW11

CHESTERTONS









A modern one-bedroom apartment with a private patio garden overlooking the River Thames, set within the highly sought-after Oyster Wharf development on the banks of the river.

The property consists of an open plan reception room/kitchen. The reception room is a great entertaining space that opens out to the generous sized private patio garden. The kitchen is well equipped and offers plenty of worktop and cupboard space. The apartment is completed with a modern family bathroom and two built in cupboards opening off the hallway. The property comes with an allocated parking space in the development's secure underground carpark.

The development also boasts a concierge, gym and communal podium garden with views over the river. The river path and Battersea Square are just moments away where you find local amenities such as restaurants, bakery and various shops. Clapham Junction is a short walk away (0.7 miles) and there is an extensive bus network within easy reach connecting you to central London in a short amount of time.

- One Bedroom
- Private Garden
- Underground Parking
- Concierge
- Riverside Development

Asking Price £475,000

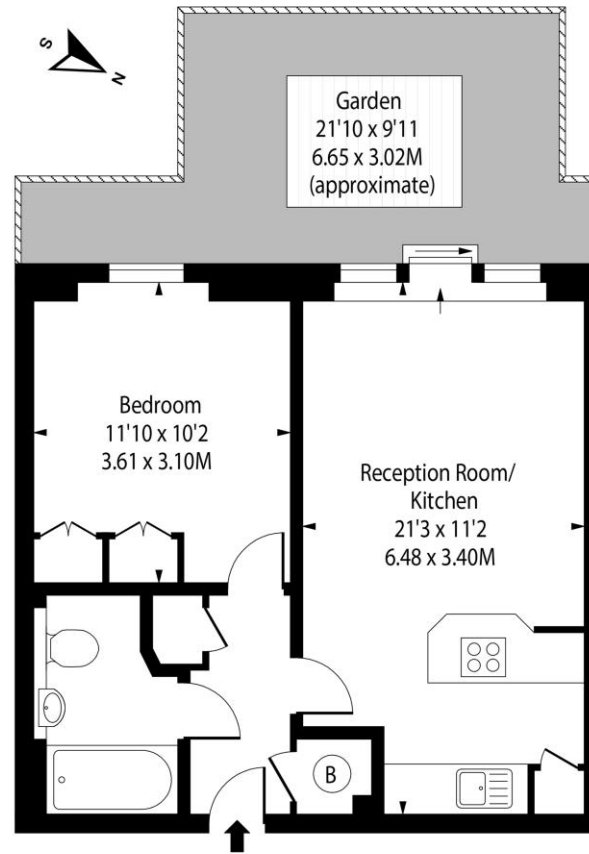
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 133 years 9 months  
**Service Charge:** £3,263  
**Ground Rent:** £403  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

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## Oyster Wharf, SW11



Ground Floor

Approx Gross Internal Area **464 Sq Ft - 43.11 Sq M**

Includes Limited Use Area - 9 Sq Ft  
 Drawn in Accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 53831



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