



Bishops Wharf House  
51 Parkgate Road, SW11









This fabulous four bedroom, two bathroom duplex apartment is ideally situated on Ransomes Dock, benefiting from a wonderfully sunny west-facing aspect and views over the dock from all principal rooms. Finished to an incredibly high standard.

- Penthouse
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Balcony
- Concierge
- 1 Parking space
- Roof Terrace
- Private Parking
- Duplex

### £15,000 pcm

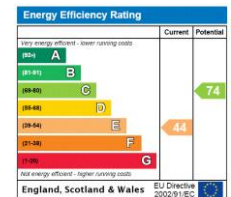
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



**Minimum Term:** 1 months  
**Deposit Required:** £6,923.08  
**Local Authority:** Wandsworth  
**Council Tax Band:** H  
**EPC Rating:** E  
**Furnished**

*Chestertons Battersea Park & Nine Elms Lettings*

59 Battersea Bridge Road  
 London  
 SW11 3AU

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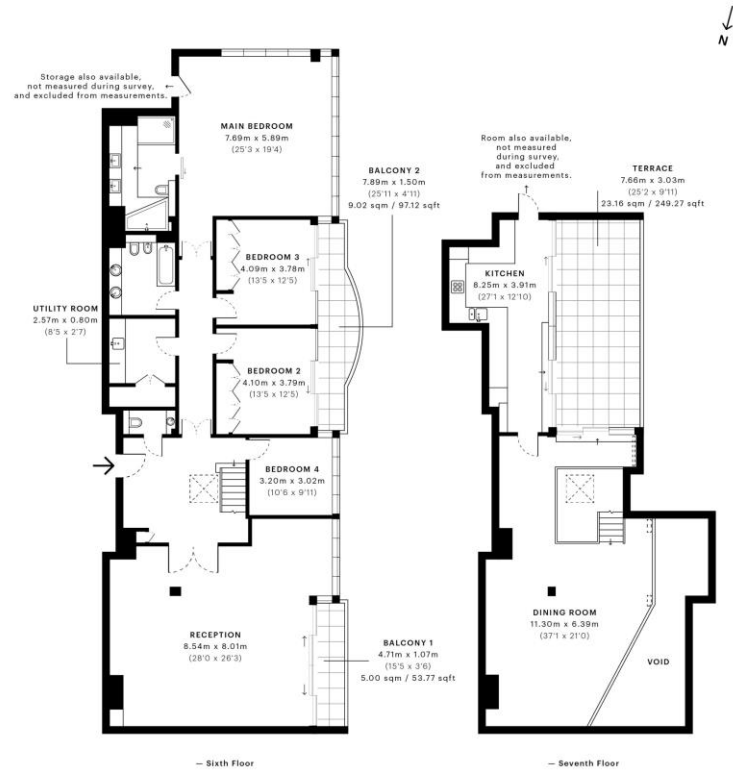


## Bishops Wharf House, SW11

CAPTURE DATE: 07/12/2021 LASER SCAN POINTS: 7236,334

### GROSS INTERNAL AREA

278.69 sqm / 2999.79 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
278.69 sqm / 2999.79 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
266.24 sqm / 2865.78 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
37.18 sqm / 400.20 sqft

RESTRICTED HEAD HEIGHT  
Unlimited use area under 1.5m  
0.89 sqm / 9.58 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 314.22 sqm / 3382.24 sqft  
IPMS 3C RESIDENTIAL: 307.69 sqm / 3311.85 sqft  
SPEC ID: 61ade543e5364b0e3e7f9047

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