

# JOWEBSTER

Albion Riverside, Battersea, SW11





## Albion Riverside, Battersea, SW11

A well presented two bedroom apartment located on the fourth floor within this prestigious Foster designed Albion Riverside development. The property comprises 1,347 sq.ft (125.14 sq.m) of living space and benefits from river views from the reception room and both bedrooms. The apartment offers the hallway leading to open plan kitchen and reception room with sliding doors onto the large balcony. The balcony spans the length of the apartment, which is a wonderful space for entertaining and can be accessed from the reception room, master bedroom and the second bedroom. The kitchen is well fitted and has an island unit and seating area.

The master bedroom has a spacious dressing area with good storage and a generously sized en suite bathroom with double sinks, a walk in shower and large bath. The second bedroom can be accessed from the reception room or hallway and can be separated by sliding doors, this can be used as a study or a second reception room as preferred. There is an additional guest bathroom, ample storage throughout, wooden flooring and one car parking space with electric charging point.

Albion Riverside is ideally situated between Battersea Bridge and Albert Bridge and is a short walk from Battersea Park. There are good local restaurants and cafes and also the shops and restaurants on King's Road and Chelsea are in close proximity as well as the Thames Riverbus pier and other facilities at Battersea Power Station. The development provides 24 hour security and concierge services, a residents only indoor swimming pool and gym as well as a podium garden.

### Property Attributes

- Open Plan Reception Room with Dining Area
- Kitchen
- Two Bedrooms
- Two Bathrooms (One En suite)
- Private Balcony
- Car Parking
- Swimming Pool and Gym
- 24 hour Security and Concierge
- Podium Garden

### Terms

- £1,850,000
- London Borough of Wandsworth
- Leasehold (999 Years from Sept. '91)
- Estimated Service Charge £14,000 per annum (2025)
- Estimated Ground Rent £275 per annum (2025)
- Council Tax Band H



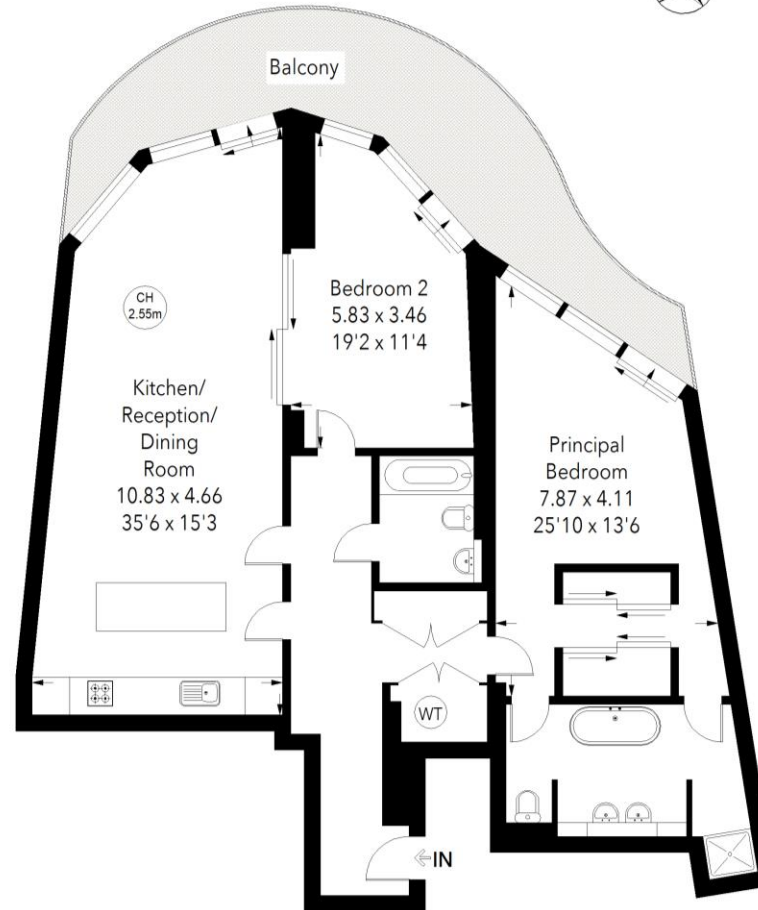


# ALBION RIVERSIDE, HESTER ROAD, BATTERSEA, SW11

Approximate gross internal area = 1347 sq ft / 125.14 sq m

Key :

CH - Ceiling Height



Fourth Floor

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Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

## Important Notice

These sales particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of a contract. We have not carried out a detailed survey nor tested services, appliances or fittings.