

Albion Riverside, Battersea, SW11

JOWEBSTER







## Albion Riverside, Battersea, SW11

A bright lateral two bedroom apartment located on the 5th floor of Albion Riverside with views towards Battersea Park.

The apartment comprises 1,237 sq. ft (114.92 sq.m) of living space and offers a spacious reception room with floor to ceiling windows, open plan kitchen with breakfast bar creating good entertaining space. There are two double bedrooms, the master bedroom with an en suite bathroom and an additional separate family shower room. One car parking space is included and the apartment offers good storage.

Albion Riverside is an award winning development designed by Foster and Partners, and benefits from underground car parking, 24 hour security and concierge, gym, swimming pool and podium garden. The development is ideally situated on the river between Albert and Battersea Bridges and is a moments' walk from Battersea Park. There are good local restaurants and cafes. The shops on King's Road and Chelsea are in close proximity as is the Thames Riverbus pier and other facilities at Battersea Power Station.



### Property Attributes

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

### Terms

- £1,175,000
- London Borough of Wandsworth
- Leasehold (999 years from Sept. '91)
- Estimated Service Charge £15,000 per annum (2024)
- Estimated Ground Rent £275 per annum (2024)
- Council Tax Band G





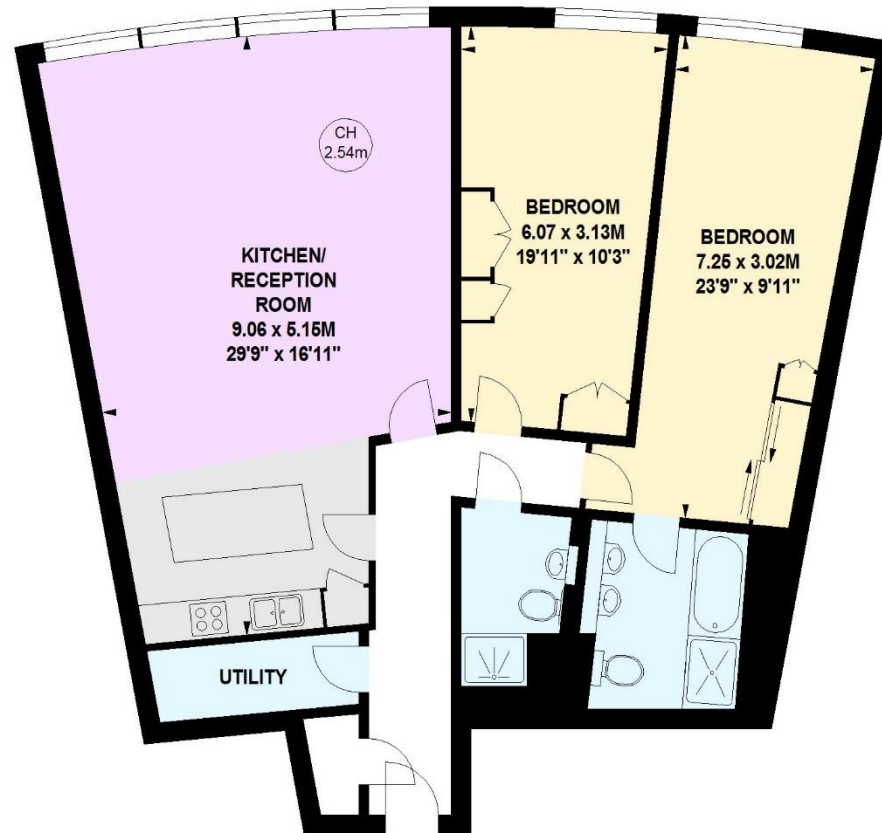
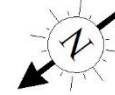


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Approximate gross internal area

114.92 sq m / 1237 sq ft

Key :  
CH - Ceiling Height



## Fifth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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