

# JOWEBSTER

Abion Riverside, Battersea, SW11





## Albion Riverside, Battersea, SW11

This C Block flat has direct lift access to the Ground Floor. The apartment has been sympathetically refurbished. Albion Riverside offers 24-hour security, air conditioning, a concierge service, a communal garden overlooking the river Thames, comprehensive gym, indoor swimming pool and the flat has an allocated secure car parking space for one car.

This immaculate and generously proportioned two-bedroom apartment spanning 991 sq ft (92.10 sq m) is positioned on the eighth floor of the iconic Albion Riverside development. This south-facing residence boasts far-reaching views across Battersea Park and has been thoughtfully refurbished to a high standard.

The property features elegant oak wide-board flooring throughout the reception areas, enhancing the sense of space and light. The master bedroom includes an en suite, while the second bedroom is conveniently located adjacent to a well-appointed family shower room.

### Property Attributes

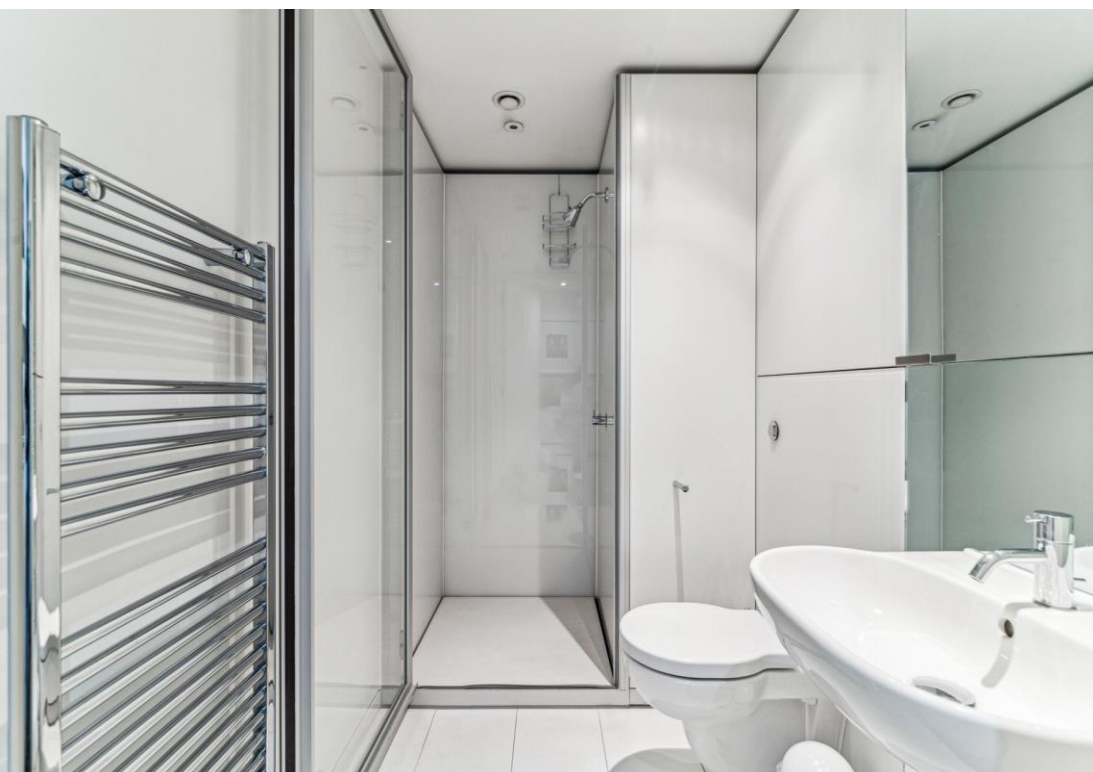
- Reception Room
- Kitchen
- Master Bedroom with Ensuite
- Second Bedroom
- Family Shower Room
- 24 Hour Security
- Gym
- Indoor Swimming Pool
- Car Parking Space

### Terms

- £1,050,000
- London Borough of Wandsworth
- Leasehold (989 year from September 2003)
- Estimated Service charge £10,400 pa paid quarterly
- Estimates Ground rent £275 per annum
- Council Tax Band G



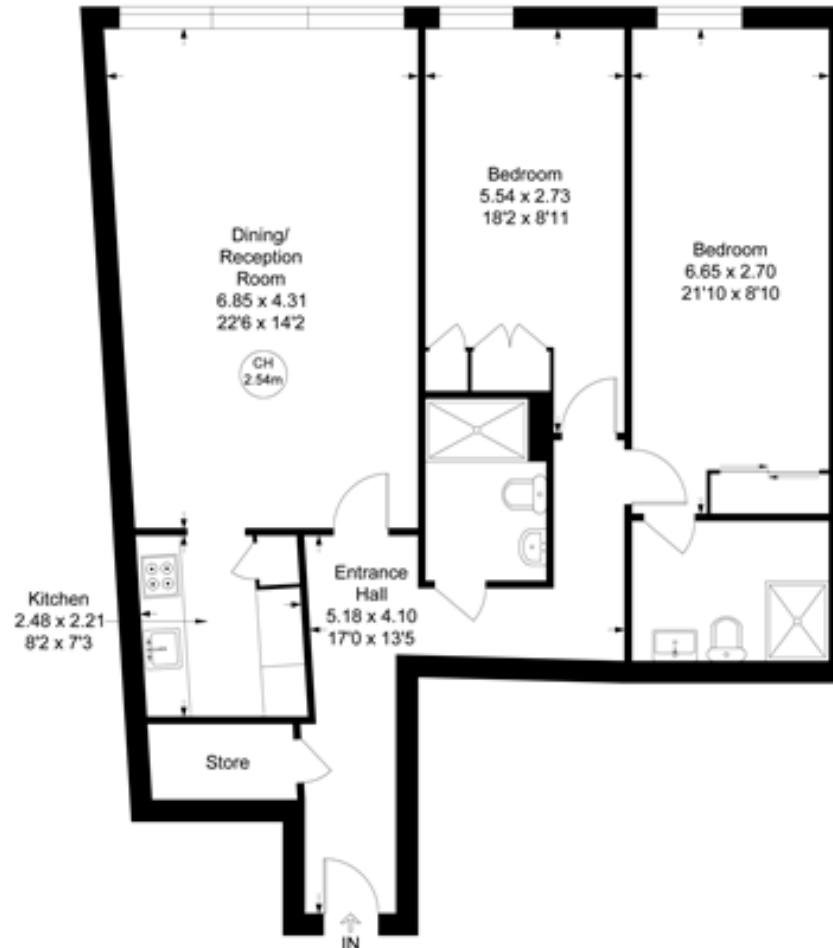




# ALBION RIVERSIDE, SW11

Approximate gross internal area = 991 sq ft / 92.10 sq m

Key:  
CH - Ceiling Height



## Eighth Floor

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

+44 (0)20 7349 7055  
sales@jowebster.com  
www.jowebster.com

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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.  
Purchasers must satisfy themselves by inspection or otherwise.