



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



The Bridge, Queenstown Road

Asking Price £1,645,000

This incredible apartment offers an abundance of natural light and space. It comprises of three double bedrooms, two bathrooms (one en suite) and an open plan kitchen / reception room which leads to a private wrap around balcony overlooking Battersea Park. A 24 hour concierge is also available.

Conveniently located within walking distance of Chelsea's famous stores and restaurants, residents will benefit from its excellent location close to the Battersea Park overground, Battersea Power Station underground and Queenstown Road train station.

Approximately: 100 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: Ask agent
Council Tax Band: Wandsworth - G

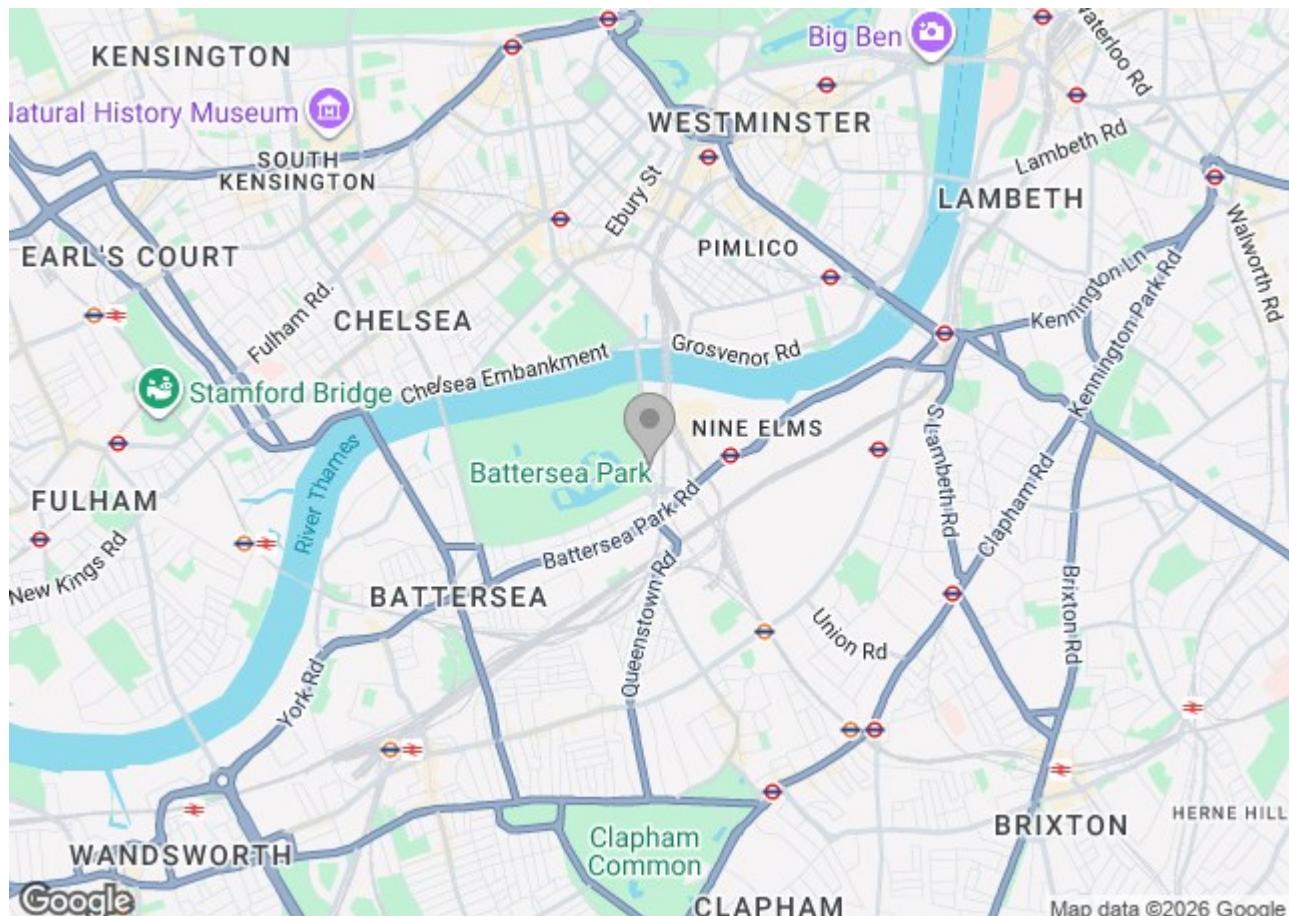
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access |
Parking included | Cladding: EWS1 Certificate available | Internet – FTTP |

To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

334 Queenstown Road London



- Three double bedrooms
- Two bathrooms (one en suite)
- Excellent location
- Recently refurbished
- Undergeound parking
- 24 Hour concierge
- Washer/ dryer





Floor Plan

The Bridge,
Queenstown Road, SW8
 Approximate Gross Internal Area
163 sq m / 1,755 sq ft

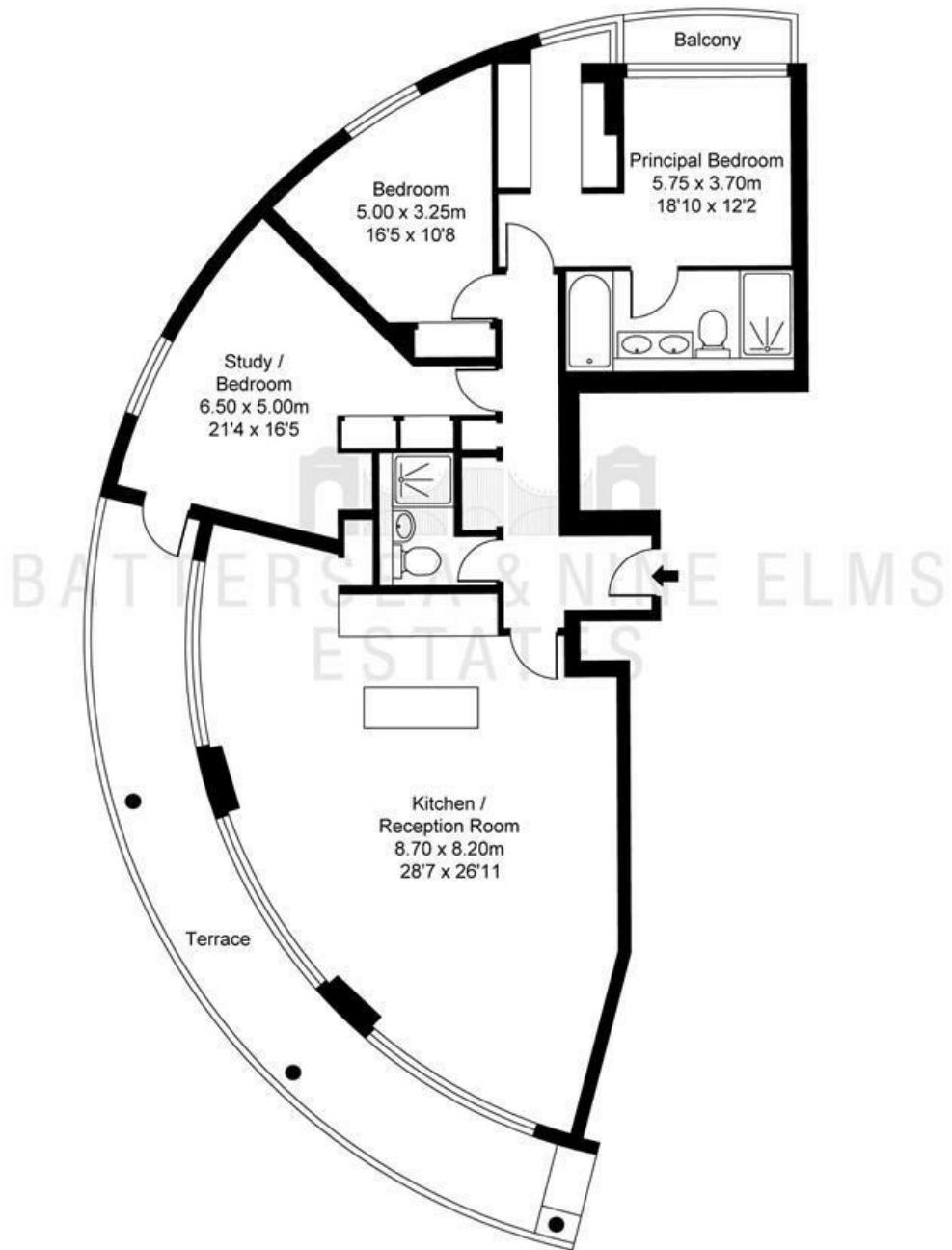


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | 85 | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | 70 | 70 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |