



## 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

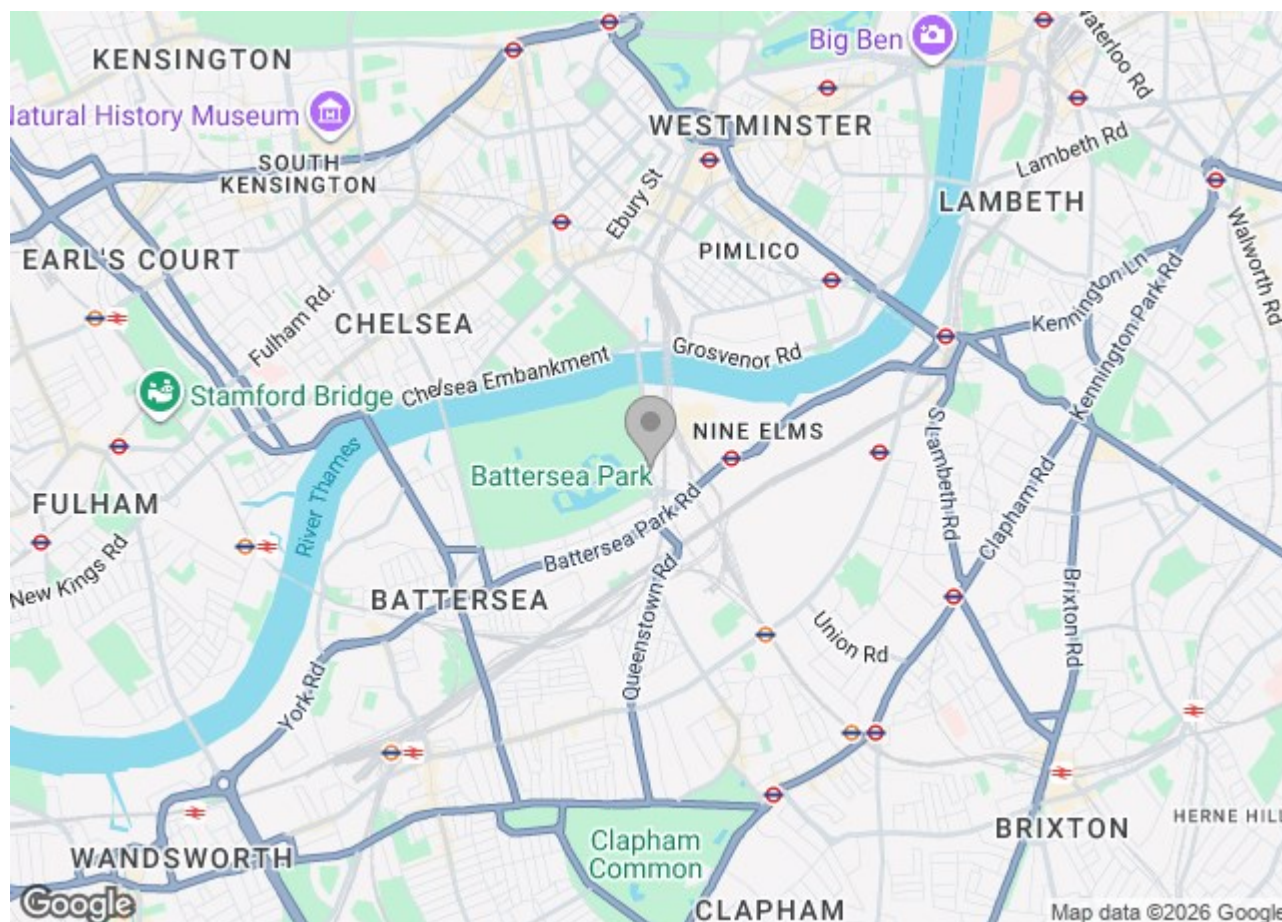
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access |  
Parking included | Cladding: EWS1 Certificate available | Internet – FTTP |

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)
- 24 Hour concierge
- Excellent location
- Recently refurbished
- Washer/ dryer
- Underground parking







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

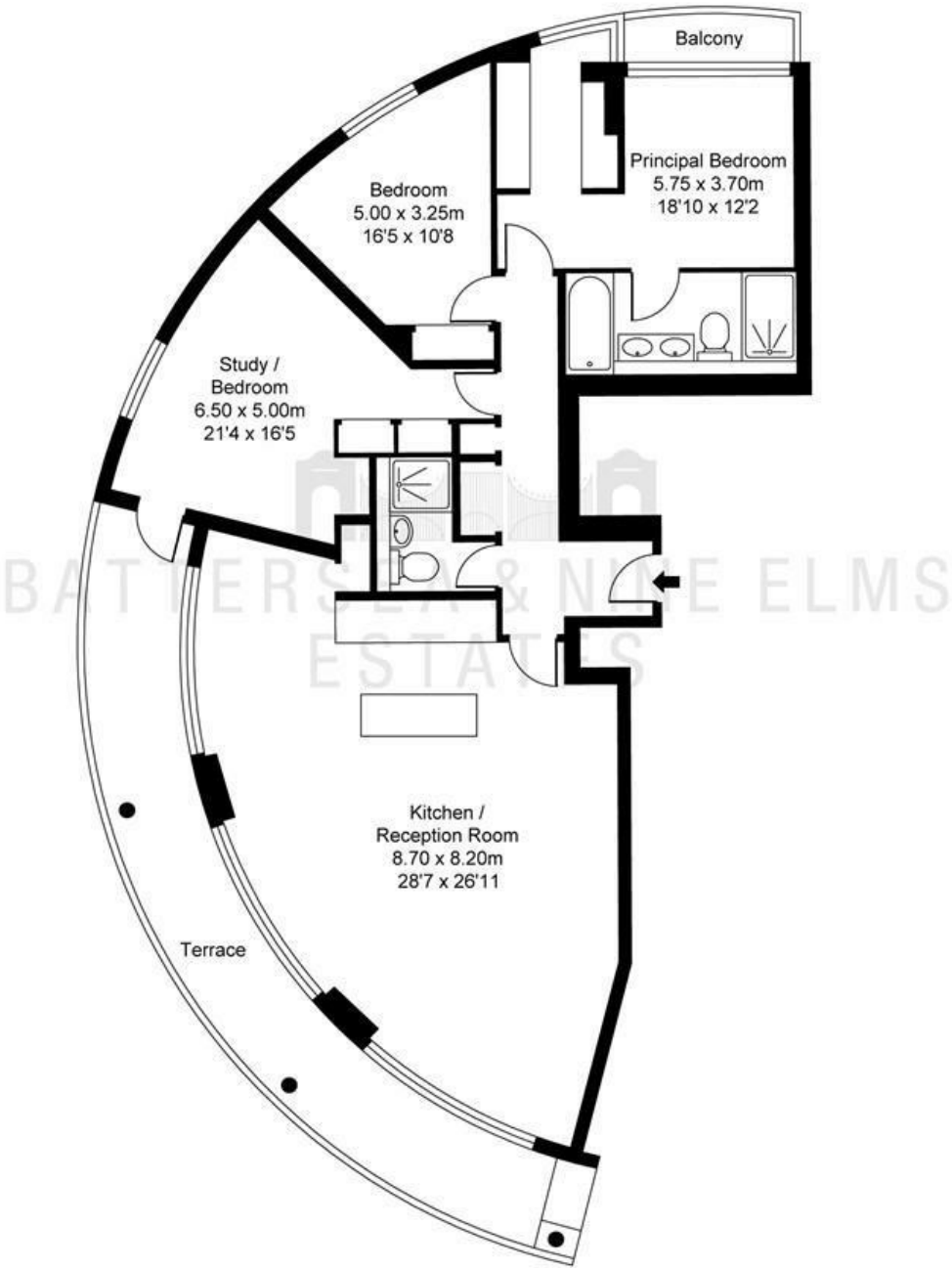


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		