



Battersea Place
by LifeCare Residences

Helen Smith | Sales Manager

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www.batterseaplace.co.uk

Apartment 77 Battersea Place

Albert Bridge Road, London SW11 4DT

£1,275,000 Leasehold

Service Charges and Deferred Membership Fees Apply



Description

A well proportioned 2 bed, 2 bathroom apartment located on the fifth floor with a private balcony and views overlooking the communal gardens. A generous, open plan lounge/ diner with a modern kitchen has a good range of base units and easily accessible wall mounted cupboards. Fitted appliances include Miele induction hob, electric oven, microwave, Blomberg fridge freezer, Fisher Paykel dishwasher and a washer/drier located in the utility cupboard. The master bedroom has fitted wardrobes and en suite bathroom with level access shower. The second bathroom has a bath with shower over and both are fully tiled with Villeroy and Boch sanitaryware, Hans Grohe taps, underfloor heating and heated towel rail. (Pictures are indicative as apartment under refurbishment)

Key Financial Terms

We draw your attention to pay service charges and a deferred membership fee (the latter on the resale of this property).

Details can be found in the attachment '[Key Financial Terms](#)' located on our website. LifeCare Residences does not charge ground rent.



Amenities and Services

Battersea Place is a Luxury Retirement Community offering private, independent apartment living with the availability of onsite care should you require it – either now or in the future. Built with the over 65s in mind and for those who appreciate attention to detail.

The development has been designed to extend your living space, beyond that of your apartment, to include full use of the onsite facilities such as a swimming pool and spa, gym, billiards room, private cinema, guest apartment, library, courtyard garden, hobbies room, lounge, à la carte restaurant, bar and café.

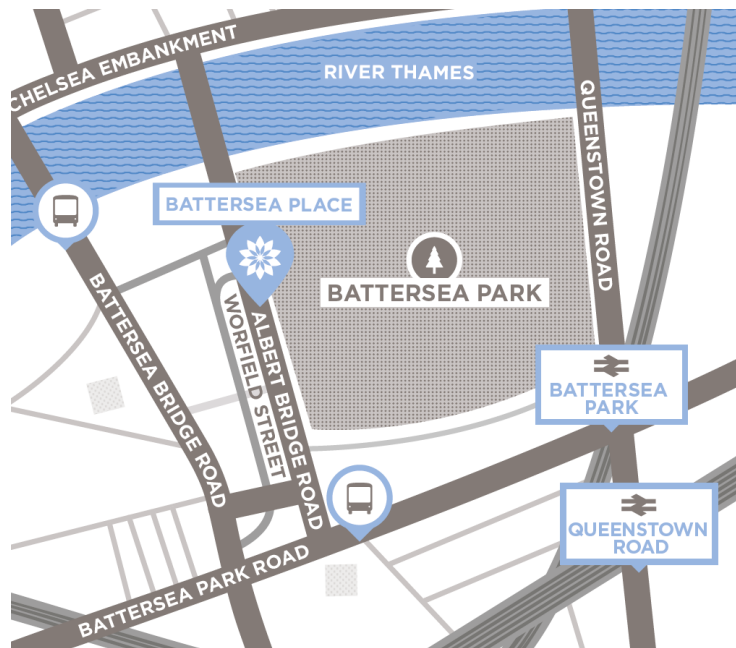
Other onsite services include domiciliary and nursing care, self-drive care hire and chauffeur service, housekeeping and laundry service, beauty treatment and a hair salon. Packages can be tailored to personal requirements.

Lifestyle and wellbeing are at the heart of our offering and award-winning care is available should you need it. An enriching environment for you and peace of mind for your family.



APPROVED OPERATOR

We are both a founding and leading member of the industry association, ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. We are an Approved Operator under the ARCO Consumer Code. We aim to meet and exceed their standards of service and compliance and are constantly striving to drive the retirement community industry to higher levels of quality and probity.



Directions

Situated on Albert Bridge Road, overlooking Battersea Park, Battersea Place is a stone's throw from Chelsea and the King's Road and all that London has to offer.

With Battersea Parks 200 acres of parkland, gardens, lakes and point of interest on your doorstep, Battersea Place benefits from being in vibrant London with easy access to open spaces to enjoy. Nearby bus and rail connections to central London and beyond.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Two Bedroom, Fifth Floor Apartment

Approximate Gross Internal Area 804ft² / 75m²



Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown in the images are courtesy of a virtual staging app and are used for illustrative purposes only. No furnishings shall be included as part of the property offered for sale. All images, photographs dimensions, and floor plans are not intended to be relied upon nor to form part of, any contract.



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