

WATERSIDE



**QUEENSTOWN ROAD BATTERSEA SW11**  
*£800 PER WEEK AVAILABLE 01/05/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Queenstown Road Battersea  
SW11**

**£800 Per Week  
Furnished**

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Two Bedrooms, - One bathroom, - Balcony, - River Views, - Lift, - 24 hour Concierge, - Furnished, - Council Tax Band G, - Underground parking space could be available by separate negotiation.

## Council Tax

Council Tax Band G

## Hamptons

7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
020 7824 8242  
sloanesquarelettings@hamptons.co.uk  
www.hamptons.co.uk

# { TWO BEDROOM APARTMENT WITH STUNNING RIVER VIEWS

## The Property

A superb two bedroom apartment of the first floor (with lift) of this modern development with direct views of the River Thames and Chelsea Bridge. Located close to the new Battersea Power Station development. The apartment comprises open plan kitchen reception, wrap around balcony with amazing views of the river, two double bedrooms with built in wardrobes and modern bathroom with separate shower cubicle. Further benefits include 24 hour Concierge and lift. An underground parking space could also be available by separate negotiation.

## Location

Located within the Chelsea Bridge Wharf Development, just south of Chelsea, the property is well situated for the amenities of Sloane Square (District and Circle lines), the Kings Road and the open spaces of Battersea Park. It is also next door to the prestigious Battersea Power Station development with easy access to the new Northern line station. There are a variety of bus routes over the bridge into Central London whilst the nearest overland stations are Battersea Park and Queenstown Road which go into Victoria and Waterloo respectively.



# CENTURIAN BUILDING



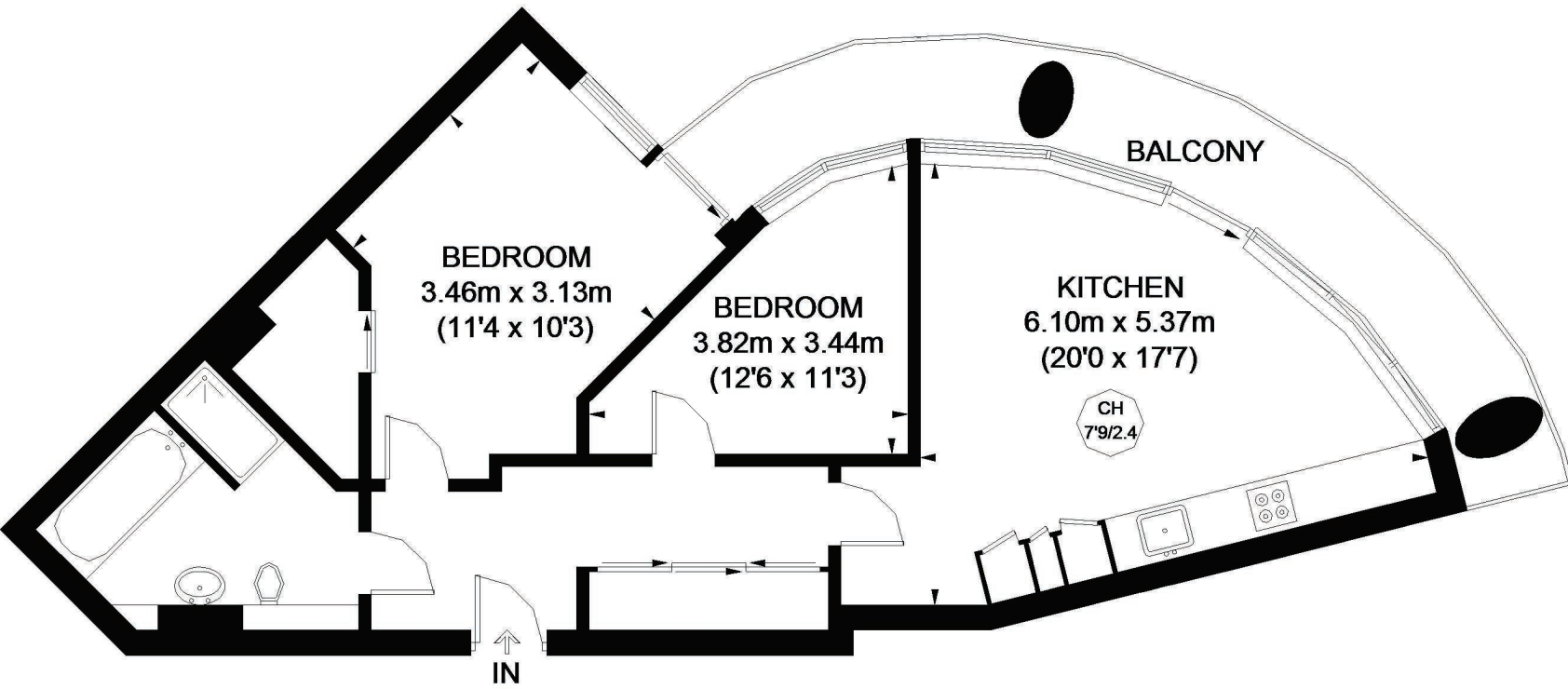
APPROXIMATE GROSS INTERNAL AREA  
777 SQ. FT. (72.2 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID231404)

Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> or less	A		
81-100 kWh/m <sup>2</sup>	B		
61-80 kWh/m <sup>2</sup>	C		
41-60 kWh/m <sup>2</sup>	D	65	67
21-40 kWh/m <sup>2</sup>	E		
1-20 kWh/m <sup>2</sup>	F		
0 kWh/m <sup>2</sup>	G		

EU Directive 2002/91/EC  
England & Wales



## FIRST FLOOR

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

