



**{ CHELSEA VISTA, QUEENSTOWN ROAD, SW11**  
*£945 PER WEEK AVAILABLE 04/07/2024*

**Hamptons**




THE HOME EXPERTS



# { THE PARTICULARS

Chelsea Vista, Queenstown Road,  
SW11

£945 Per Week  
Furnished

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- 2 Bedrooms, - 2 Bathroom, - Air cooling, -  
Washer\Dryer, - Furnished, - Balcony, -  
Concierge, - Council Tax Band F

## Council Tax

Council Tax Band F

## Hamptons

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Sloane Square, London, SW1W 8AH  
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# { A SUPERB TWO BEDROOM APARTMENT WITH BALCONY AND STUNNING VIEWS

## The Property

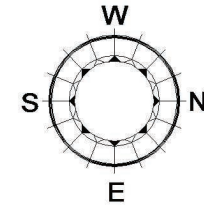
A high specification, modern, two bedroom flat located on the 11th floor (with lift) of this portered development with a balcony and stunning views over Battersea Park. The apartment comprises spacious open plan kitchen reception room with wooden flooring and access to the balcony overlooking Battersea Park. The principal bedroom offers good storage and an en-suite bathroom, the second bedroom is also of a good size and there is an additional family bathroom and a utility cupboard. Offered furnished and with air cooling. Well situated for the new Power Station development and Northern line links.

## Location

Located 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 close to the prestigious Battersea Power Station development with new Northern Line tube 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.



# CAMELIA HOUSE



APPROXIMATE GROSS INTERNAL AREA  
818 SQ. FT. (76.0 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 Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out

Energy Efficiency Rating		Current	Potential
100-92	A		
91-82	B		
81-69	C		
68-55	D		
54-47	E		
45-39	F		
39-35	G		
		93	93

England & Wales EU Directive 2002/91/EC

BALCONY

BEDROOM  
3.72m x 3.25m  
(12'2 x 10'8)

BEDROOM  
4.92m x 3.57m  
(16'2 x 11'9)

CH  
8'5/2.5

RECEPTION ROOM /  
KITCHEN  
6.94m x 4.38m  
(22'9 x 14'4)

STORAGE

↑  
IN

## ELEVENTH 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.



