



Offers In Excess Of £350,000
Leasehold

- Fantastic Purpose Built Flat • 2 Double Bedrooms • Large Reception Room with Eat-In Kitchen • Masses of Natural Light • Concierge service • Communal Roof Terrace • Close to Stations and Tube • Stunning Far Reaching Views • Moments from Battersea Park • Onsite Swimming Pool, Gym, Squash Court

Outstanding 14th floor purpose built flat with stunning far-reaching views across the London skyline. Ideally placed 2 minutes walk from the wide open spaces of Battersea Park and close to Chelsea Bridge.

The 705 ft accommodation has masses of natural light and comprises vast 25ft open plan reception room with modern eat-in fitted kitchen, 2 generous double bedrooms with fitted storage and bathroom with shower and bath. The flat has its own secure storage cupboard assigned in the building.

Private building with smart communal areas including heated indoor swimming pool, resident's gym and squash court, communal roof terrace, secure bike store and concierge service. Underground car parking space available by separate negotiation.

Benefits from excellent transport links it's within a short walk of both Battersea Park and Queenstown Road Stations (5 minutes to Victoria & 11 minutes to Waterloo) as well as the new Northern Line Tube stop at Battersea Power Station.

Fantastic choice of shops, riverside bars, restaurants and coffee shops all within easy reach.

Wandsworth Borough Council tax band C. Lease is 160 years, annual service charge is £7,687 (2024/2025) includes buildings insurance, management, concierge, reserve fund.

Due to some lending restrictions CASH BUYERS are preferred although we understand the Skipton Building Society will consider solid applications.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.