



Waterside Point
2 Anhalt Road, SW11

CHESTERTONS





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Extending to over 3,330 sq. ft and spread over the 7th and 8th floors of one of the most desirable buildings south of the river Thames, this split level penthouse apartment is built to a truly grand scale. The 37 ft main reception room opens onto a vast wrap around terrace of over 2,500 sq. ft, with the view sweeping over the river and round to encompass the 230 acres of Battersea Park. Downstairs the 7th floor contains 4 double bedrooms (all ensuite) with the master bedroom suite including a private terrace with further river views.

Waterside Point is a highly sought after development located on the River Thames abutting Battersea Park and Albert Bridge. In addition to the desirable location the building also offers secure underground car parking and an onsite 24-hour concierge.

Positioned just south of Albert Bridge, and with easy access to the Riverside Entrance of the 200 acres of Battersea Park, the property is moments from Chelsea and the Kings Road with the wide variety of shopping and entertainment that is available there. Close by on Parkgate Road there are local shops and restaurants and the bus routes on Battersea Bridge Road and Cheyne Walk provide access north of the River and south to Clapham Junction Mainline station, in addition to easy access to the River Bus from Cadogan Pier.

Please note, CGI furnishings have been added to some photos

Informal Tender - All best and final offers to be submitted no later than the 15th of May 2025 12pm. swprime@chestertons.co.uk

- Duplex Penthouse
- 3,337 Square Feet
- 4 Bedroom, 4 Bathroom
- Park & River Views
- 24-Hour Concierge
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Asking Price £4,250,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C	75	77
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Share of Freehold 980 years 6 months
Service Charge: Contact Agent
Ground Rent: Contact Agent
Local Authority: London Borough of Wandsworth
Council Tax Band: H

Chestertons South West Prime Sales

31 Lowndes Street,
 Knightsbridge,
 London
 SW1X 9HX
 020 7348 7788
swprime@chestertons.co.uk

Waterside Point, SW11

Approximate gross internal area
310 sq m / 3337 sq ft
Approximate gross external area
233.73 sq m / 2516 sq ft
Approximate gross total area
543.73 sq m / 5853 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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