



Lanson Building 348 Queenstown Road,
Battersea Park, SW11

Offers Invited £800,000, Leasehold

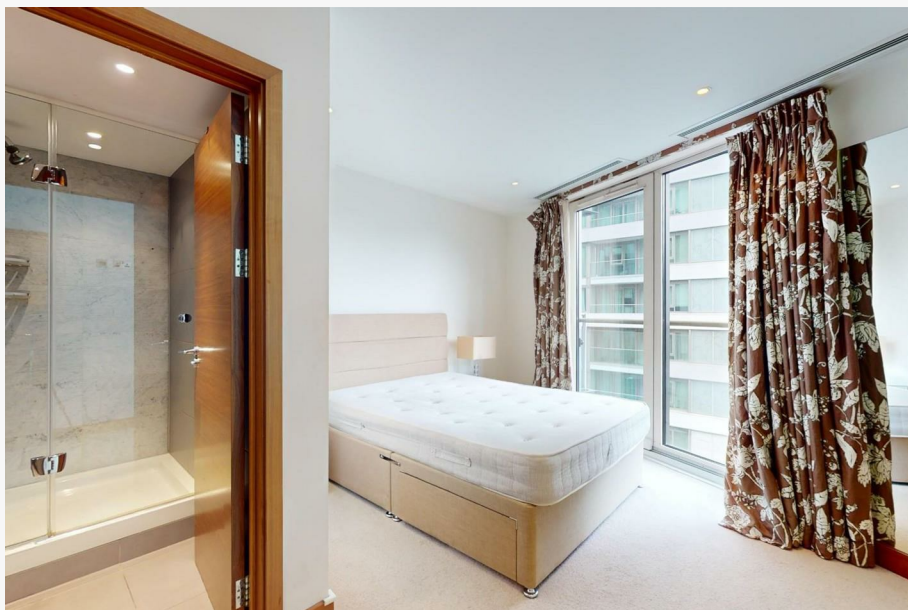
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Description

A lateral two bedroom apartment with floor to ceiling windows located on the third floor in the Lanson Building at Chelsea Bridge Wharf and opposite Battersea Park.

This spacious two bedroom apartment has an open plan kitchen and a comfortable lounge area, complete with a great sized terrace, which has ravishing views overlooking Battersea park. The well proportioned master bedroom has an ensuite bathroom/shower. The apartment also has a good sized second bedroom and separate shower room and lots of storage throughout. Furthermore, there is air conditioning throughout the apartment.

Chelsea Bridge Wharf is London's most desirable riverside developments. A luxury four star hotel is located at the development. Secure underground car parking is available (extra costs).

Entrance Hall : Reception Room : Dining Area ; Kitchen : 2 Bedrooms : 1 Ensuite Bathrooms : Shower Room : Balcony : Concierge : Lift : Parking At Additional Cost To Rent : EPC C

Key Features

- AIR CONDITIONING
- 24 HOUR CONCIERGE
- PARKING AVAILABLE TO RENT
- 10 MINUTES WALK RIVER
- BALCONY
- BATTERSEA PARK VIEWS
- EXCELLENT RENTAL

Terms

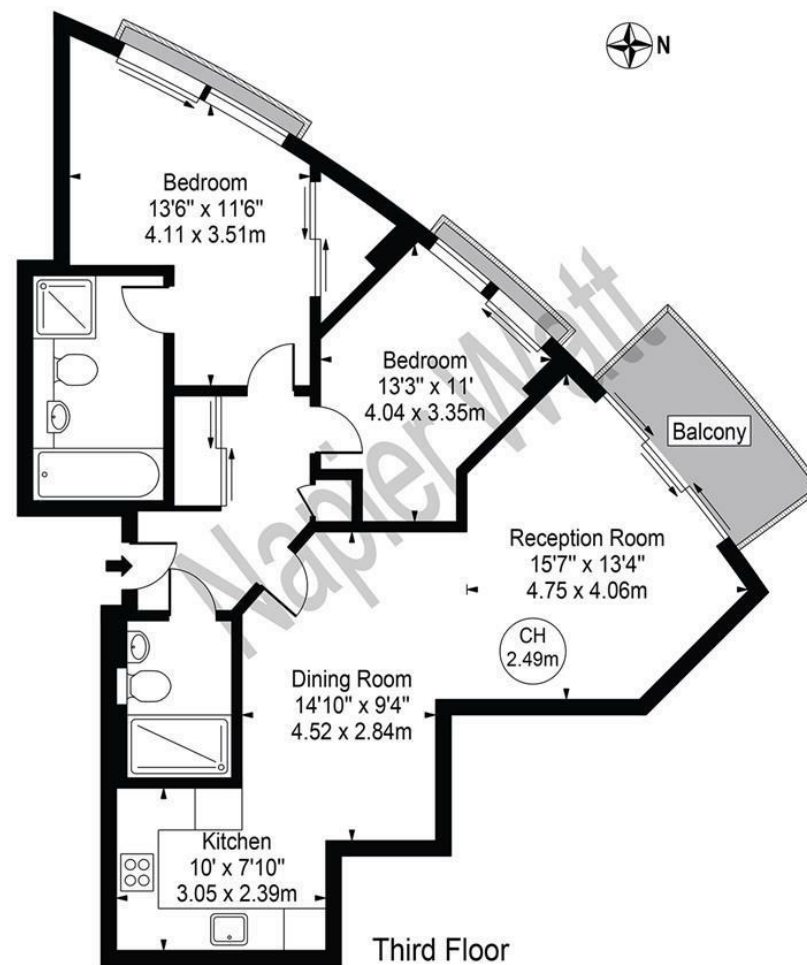
Leasehold : 999 years from and including 1 January 2000 ie 976 years
EPC C

Service charge: £5800 pa

Council Tax - Wandsworth Band F

Lanson Building

Approx. Gross Internal Area 814 Sq Ft - 75.62 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.