

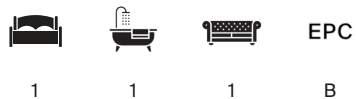


SOPHORA HOUSE,  
Battersea SW11



## A MASTERPIECE IN MODERN DESIGN

Found on the tenth floor, this bright and spacious apartment has a southerly aspect that allows plenty of natural light to flood the property



Local Authority: London Borough of Wandsworth  
Council Tax band: E  
Furniture: Furnished  
Minimum length of tenancy: 12 months  
Deposit amount: £3,686.53

**Guide price: £3,195 Per month**



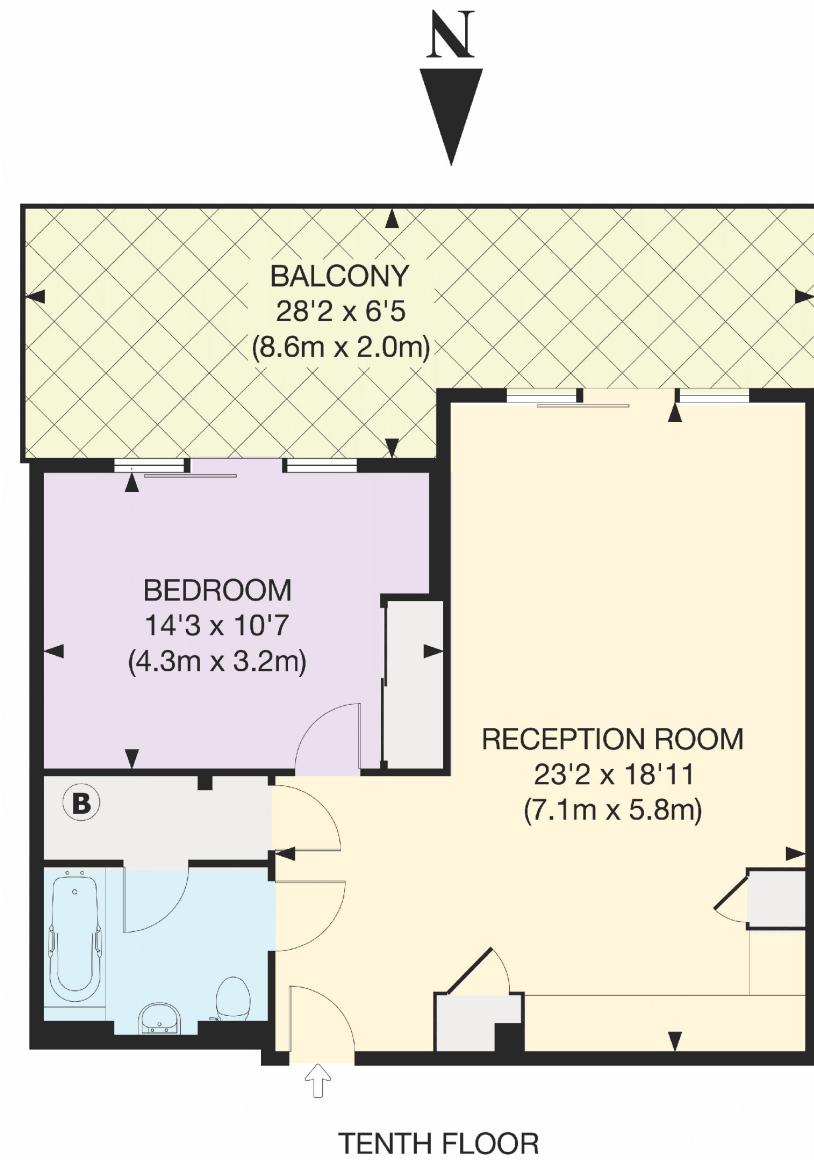
On entering, the open-plan reception room and kitchen have wooden flooring and floor-to-ceiling windows with sliding doors that open to the balcony, spanning the apartment's full width.

The kitchen has modern units with integrated appliances, and there is space for dining. The bedroom has built-in wardrobes and doors to the balcony. The bathroom has modern fixtures and fittings, including a shower over the bath.

Sophora House is the second phase of this contemporary development, which offers residents leisure facilities, including a hydrotherapy pool, a gym, and a 24-hour concierge.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice





Approximate Gross Internal Area = 54.26 sq m / 584 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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