



Eustace Building,
Electric Boulevard **SW11**



Eustace Building, Queenstown Road SW11

A stunning eighth-floor apartment in the popular Chelsea Bridge Wharf.

This apartment offers over 917sq ft of living space and is immaculately presented, featuring an open plan reception and kitchen area with access to two private balconies with beautiful views of Battersea Park.

The property also features a principal bedroom with an en-suite bathroom, a second bedroom with its own balcony and a separate family bathroom.



Guide price: £923 per week

Furniture: Furnished

Tenancy available from: 3rd May 2024

Minimum length of tenancy: 12 months

Deposit: Deposit £4,615.35

Local authority: London Borough of Wandsworth



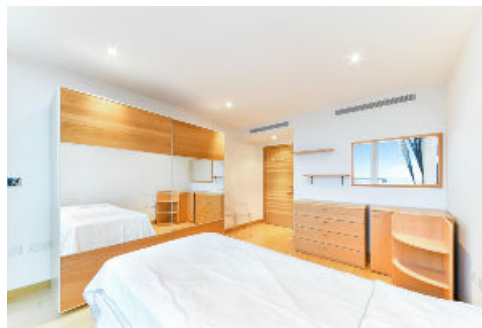
Additionally, the property has large floor-to-ceiling windows throughout, providing natural light throughout the entire property and an infinite view of Battersea.

Residents also benefit from 24-hour concierge service.

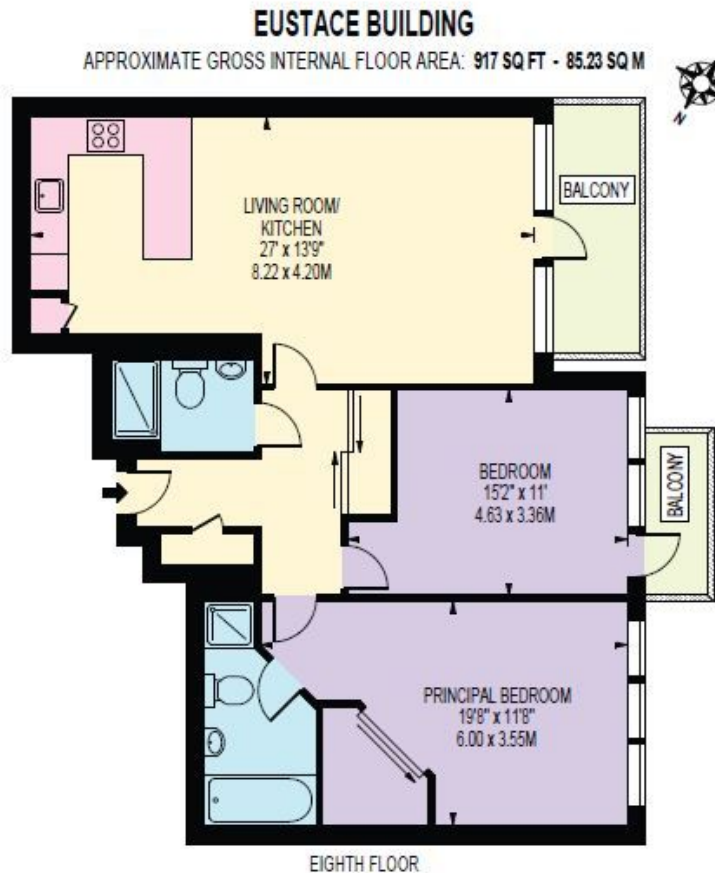
Parking space available by separate negotiation

Available on a furnished basis. EPC C.





Chelsea Bridge Wharf is located adjacent to the open space of Battersea Park.



FOR ILLUSTRATION PURPOSES ONLY
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 BE SATISFIED BY THE MEASURES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Knight Frank

UNIT C1 Vista
346 Queenstown Road,
London SW11 8BY
knightfrank.co.uk

We would be delighted to tell you more
Jack Alisiroglu
020 3866 2925
jack.alisiroglu@knightfrank.com



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated . Photographs and videos dated .

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.