



Sophora House, Queenstown Road, Battersea SW11



Sophora House

Battersea SW11

Set on the fourth floor of a very popular development and boasting over 1,190 square feet of living space is this well presented two bedroom, two bathroom apartment. Upon entering you are greeted with a bright and spacious hallway which leads on to the reception and dining area.

The space gets bathed in natural light from the large floor-to-ceiling windows which also provide access to the spacious winter garden room. The top level windows can be fully opened to function as a balcony or they can be kept closed in order to use the space as a conservatory/sun room.



Guide price: £1,100,000

Tenure: Leasehold: approximately 992 years remaining

Service charge: £8,130 per annum, reviewed yearly, next review due 2024

Ground rent: £700 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: F

The kitchen is fully equipped with high-end integrated appliances and ample storage units. Beautiful wooden flooring and comfort cooling are some of the features to be enjoyed in this apartment. The accommodation in the property consists of two large double bedrooms with built-in storage. The principal bedroom also benefits from a beautifully presented en suite bathroom. A further bathroom is available which leads on to the utility area which is ideal for laundry.

A dedicated 24-hour concierge service is on hand to respond to residents day-to-day needs, as well as onsite amenities including a gymnasium, hydro spa and two stunning landscaped gardens; one a sunken courtyard space, the other a landscaped courtyard at street level.







Vista is a Berkeley Homes development located on the south side of the river Thames by Chelsea Bridge, adjacent to Battersea Park and in front of Battersea Power Station.

The property is located directly opposite Battersea Park and is a short walk away from Queenstown Road and Battersea Park rail stations, running into Waterloo and beyond, as well as being within walking distance to the new Northern Line extension at Battersea Power Station.

The immediate area offers a variety of leisure facilities and amenities including being a short distance from the amazing, newly opened retail space inside the iconic Battersea Power Station. All times and distances are approximate.





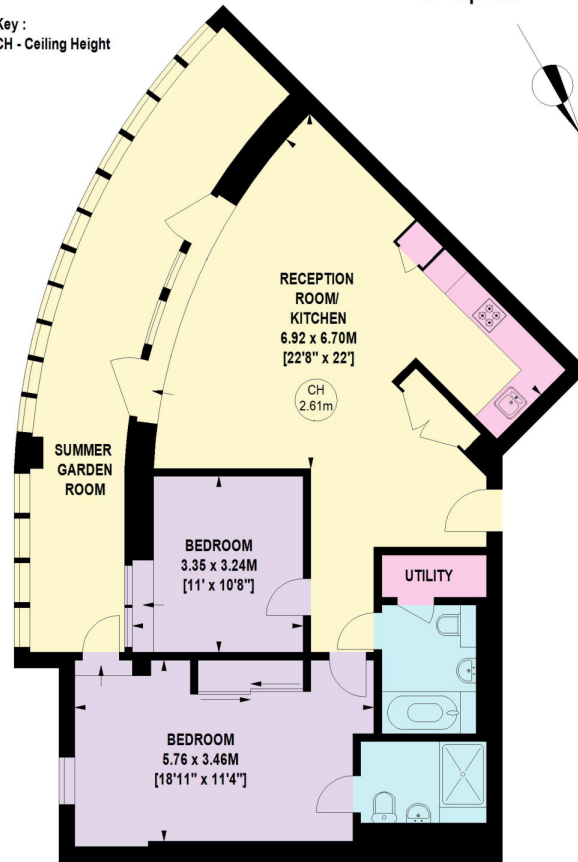
VISTA
CONCERGE

20

Approximate Gross Internal Area : 111.20 Sq. metres
 (Including Summer Garden) 1197 Sq. feet
 Summer Garden Area : 22.02 Sq. metres
 237 Sq. feet

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Key :
 CH - Ceiling Height



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