



Sophora House, Queenstown Road **SW11**



Sophora House

Queenstown Road SW11

A smart one bedroom apartment on the ground floor of a modern luxury development and boasting over 620 square feet of living space is and a private patio.

The property offers the incoming purchaser an opportunity to purchase a truly turn-key ready home in one of the most sought-after developments south of the river. This apartment comprises one double bedroom, one bathroom, and a spacious open plan kitchen and reception room.

Onsite amenities include a 24-hour concierge, gymnasium, hydro spa, and two stunning landscaped gardens; one a sunken courtyard space, the other a landscaped courtyard at street level.



Guide price: £600,000

Tenure: Leasehold: approximately 991 years remaining

Service charge: £4,942 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: E





Location

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 .

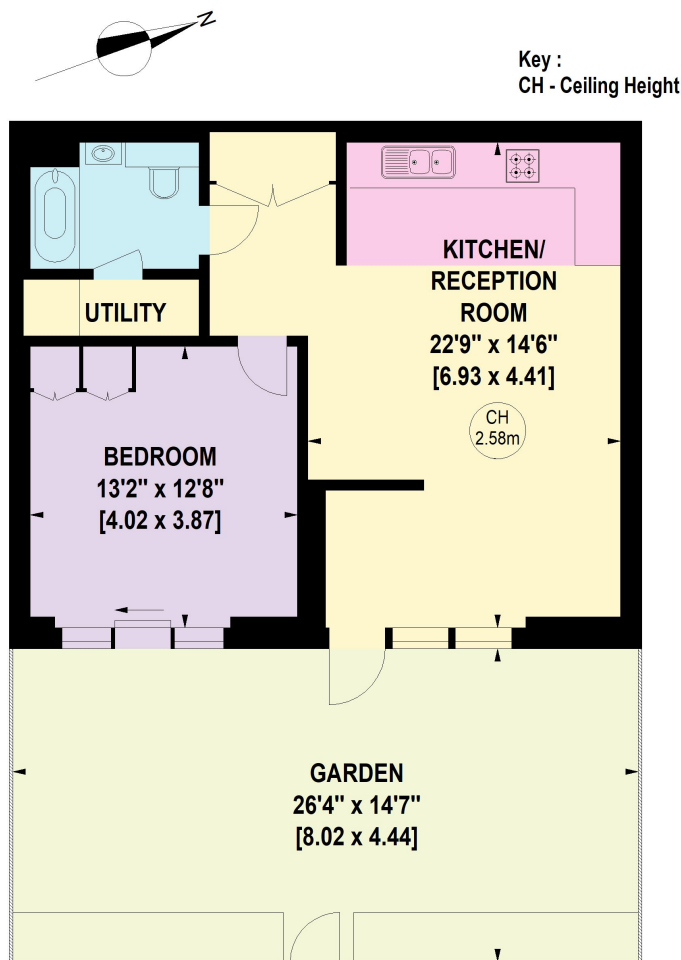
This area also proves popular due to its' proximity to the King's Road, Sloane Square and Victoria, either on foot or by the regular bus services serving the area. Families will benefit from the excellent schooling nearby, such as Newton Prep or Thomas's. All times and distances are approximate.



**Sophora House,
Queenstown Road, SW11**

**Approximate Gross Internal Area : 57.88 Sq. metres
623 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.



GROUND FLOOR

Knight Frank

Battersea & Riverside Sales

346 Queenstown Road

London

SW11 8BY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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 March 2023. Photographs and videos dated March 2023.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.