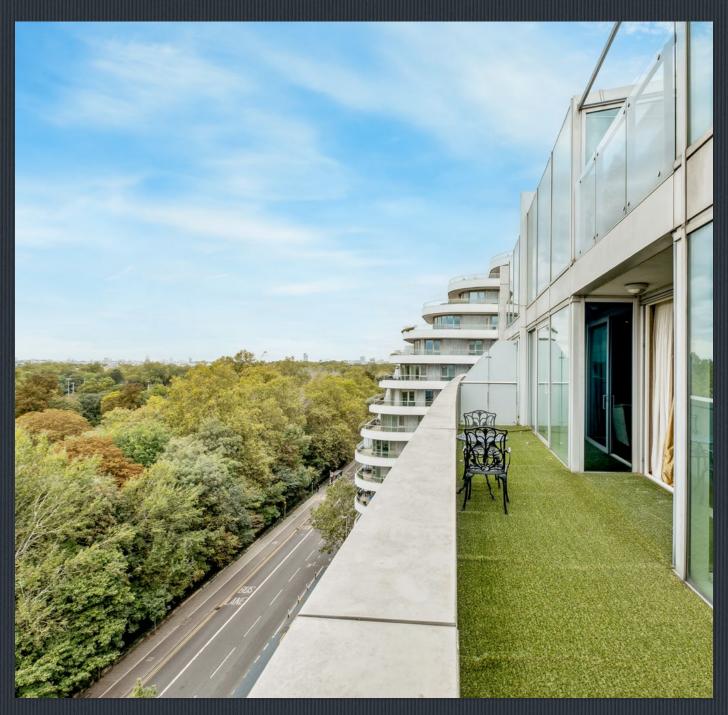
The Bridge



BATTERSEA SW11



2-3 The Bridge

A unique opportunity to acquire an apartment of approximately 7,400 sq ft directly facing Battersea Park and with views of Battersea Power Station.

O ffering nine bedrooms, and nine bathrooms, this luxurious high-end property is a rare find and with three generously sized living rooms is ideal for entertaining.

The property is flooded with natural light with floor-to-ceiling sliding doors throughout. All reception rooms and bedrooms have access to a balcony covering the length of the apartment.

The property boasts eight en suite double bedrooms, five of which have walk-in dressing rooms. Additionally, the property is equipped with: air-conditioning, a separate utility room, exceptional storage, five parking spaces and has the potential for sectioning off staff quarters. Residents will also benefit from a 24-hour concierge and communal gardens.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.

Ammodation

• Eight-nine bedrooms

Balcony

Nine bathrooms

Concierge

Three reception rooms

• Lift

Five parking spaces







4-5 The Bridge



Location

The property is well-served by public transport with Battersea Park station (Overground and Southern), Queenstown Road station (Southwestern Rail) and the new Battersea Power Station Underground Station (Northern Line), all being within a close to the property. Regular bus links are found on Queenstown Road and Sloane Square Underground Station (Circle and District Lines) is also 0.7 miles away. All distances are approximate.







The area proves popular due to its proximity to the King's Road, Sloane Square and Victoria, as well as world-class schools such as Garden House School, Francis Holland School, Thomas's Battersea, L'Ecole de Battersea and Newton Prep. Families will also benefit from a variety of leisure facilities and green space within Battersea Park itself alongside the shops, bars and restaurants at Battersea Power Station.

8-9 The Bridge

Approximate Gross Internal Area

7,395 sq ft / 687 sq m

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.

Tenure

Leasehold, approximately 101 years remaining

Price

£5,500,000

Ground Rent

£1,500 per annum, reviewed every year, next review due 2025

Service Charge

£75,911.34 per annum, reviewed annually, next review due 2025

Local Authority

London Borough of Wandsworth

Council Tax

Band H

EPC

Rating C









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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 July 2024. Photographs and videos dated October 2023.

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SROCHURY ALEX WINSHIP



