

# The Bridge



BATTERSEA SW11



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

Offering 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.*



### *Accommodation*

- Eight-nine bedrooms
- Nine bathrooms
- Three reception rooms
- Five parking spaces
- Balcony
- Concierge
- Lift





## 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.

**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



Eighth Floor



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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.

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**Particulars dated July 2024. Photographs and videos dated October 2023.**

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Sanderson  
Weatherall