






EUSTACE BUILDING

Battersea SW11



A BRIGHT STUDIO APARTMENT WITH INCREDIBLE VIEWS.

This wonderful apartment is located on the ninth floor of a modern development with expansive views of the green spaces of Battersea Park and the River Thames.

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Local Authority: London Borough of Wandsworth

Council Tax band: D

Tenure: Leasehold with approximately 973 years remaining

Ground rent: £500 per annum, reviewed every 25 years, next review due 2050

Service charge: £2051 per annum, reviewed every year, next review due 2025

Guide price: £350,000

The property has been kept beautifully and comprises a bright and airy open plan living and sleeping space, and there is a modern bathroom. There is the added benefit of a fabulous west-facing balcony, which is perfect for al-fresco dining while soaking up the views. Chelsea Bridge Wharf has a 24 hour concierge service and is located on the south side of the River Thames, right next to Chelsea Bridge. Battersea Park is located within 50 yards from the ground floor & The Battersea Power Station development is nearby, benefiting from shopping, restaurants & further amenities as well as a new extension to the Northern Line. Sloane Square underground station, Queenstown Road and Battersea Park rail station all closeby and buses run regularly just outside the development. The location is also very convenient for shops and restaurants of Chelsea and Knightsbridge.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Approximate Gross Internal Area = 285 sq ft / 26.5 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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