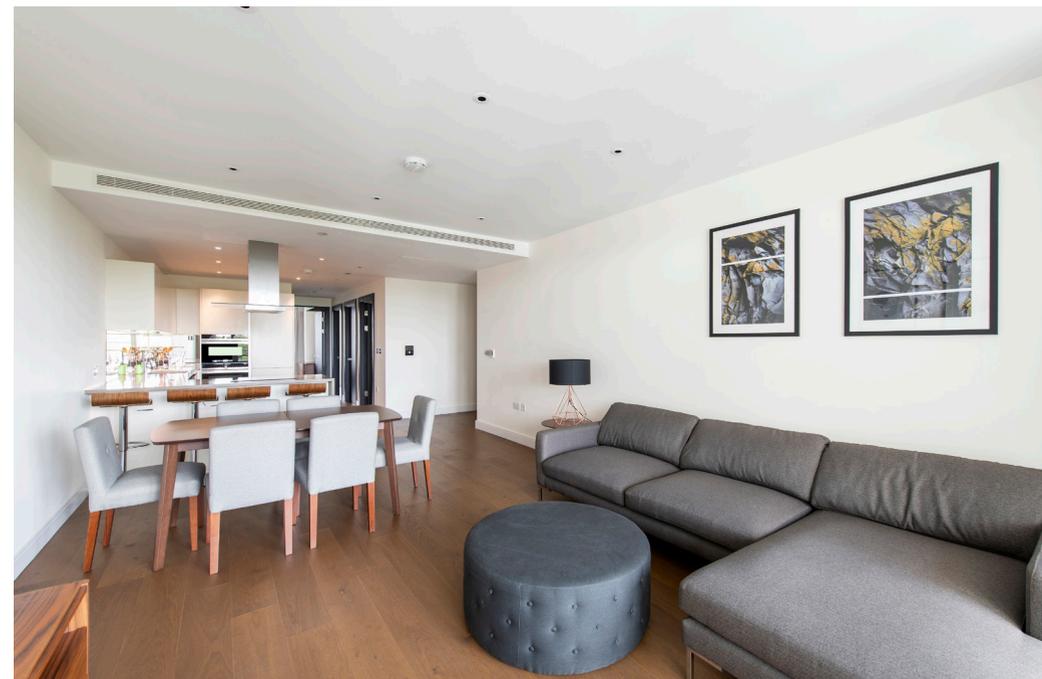




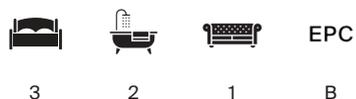
## SOPHORA HOUSE

London, SW11



## THREE BEDROOM LATERAL APARTMENT

A contemporary three-bedroom lateral apartment with a balcony, off-street parking, and views over Battersea Park.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Leasehold, approximately 989 years remaining

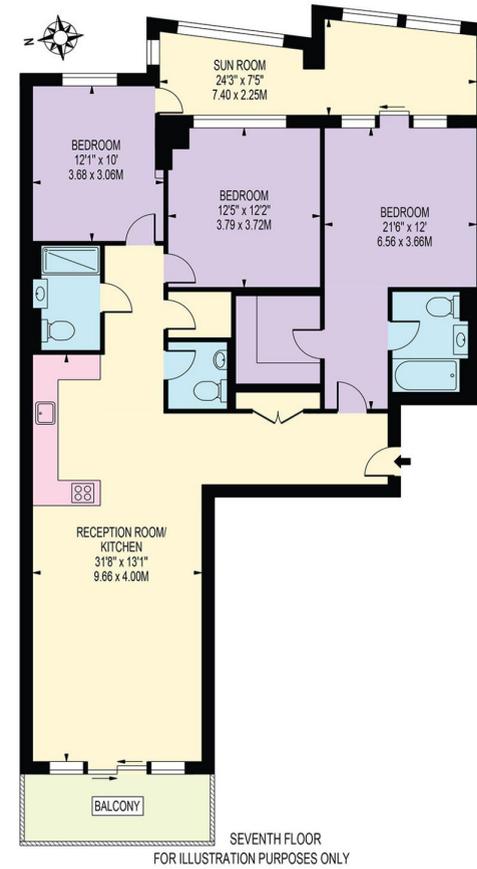
Ground rent: £850 per annum

Service charge: £10,915.06 per annum, reviewed annually, next review due 2026

**Guide price: £1,595,000**

An exceptional three double bedroom apartment located on the seventh floor of the highly desirable Vista development in Battersea, with stunning views over the green spaces of Battersea Park. The bright and spacious open-plan kitchen reception room is finished with beautiful wooden flooring and a fully integrated kitchen with modern appliances. This room leads onto a private west-facing balcony directly overlooking the communal sunken garden and Battersea Park. The principal bedroom has the luxury of a walk-in wardrobe and an ensuite bathroom, there are two further double bedrooms, a shower room, and a guest wc. There is access from two of the bedrooms to a fabulous sunroom for extra relaxation space, which has views of the iconic Battersea Power Station. In addition, the flat will be sold with one underground parking space (right to park).

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 = 130.53 sq m / 1,405 sq ft

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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