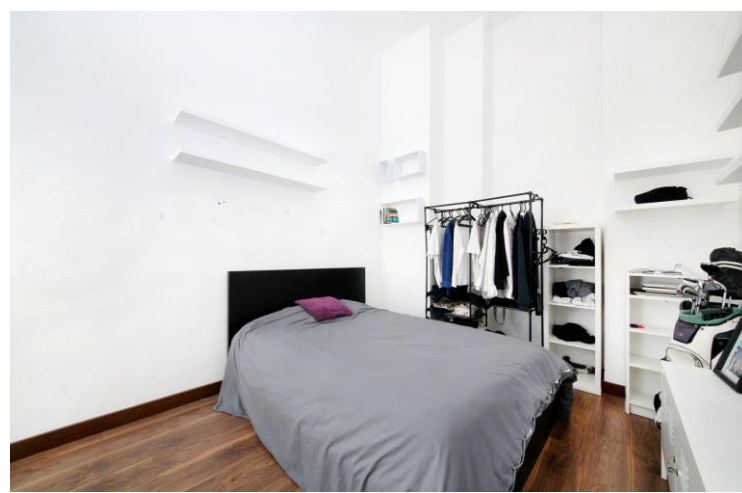




Vicentia Court
Bridges Court Road, SW11





Generously proportioned two-bedroom duplex apartment, extending to approximately 1,010 sq ft, set within Vicentia Court in the heart of SW11.

Arranged over the first and ground floors, the property offers excellent living space and a practical layout. The first floor features a spacious open-plan reception, dining and kitchen area, providing an ideal setting for both everyday living and entertaining. This level also includes a well-proportioned bedroom and bathroom.

The ground floor is dedicated to an impressive principal bedroom, offering a generous and versatile space, complemented by a separate W/C.

With approximately 1,010 sq ft of internal accommodation, this attractive duplex provides two generous bedrooms, two bathrooms and a substantial open-plan living area, making it an excellent home for professionals, couples, families or investors seeking spacious accommodation in a desirable SW11 location.

Bridges Wharf is conveniently located just a 13-minute walk (0.6 miles) from Clapham Junction mainline station, offering excellent transport links into central London and beyond.

- Two bedrooms
- Split-level
- 1010sq ft
- Concierge
- Chain free
- Riverside development

Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 130 years 3 months

Service Charge: TBC

Ground Rent: TBC

Local Authority: Wandsworth Council

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

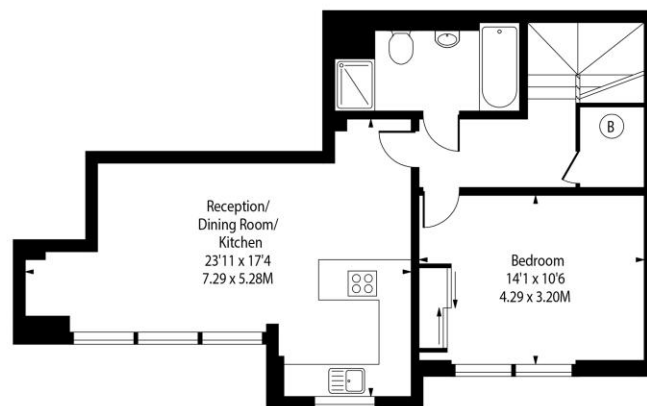
SW11 3AG

batterseapark@chestertons.co.uk

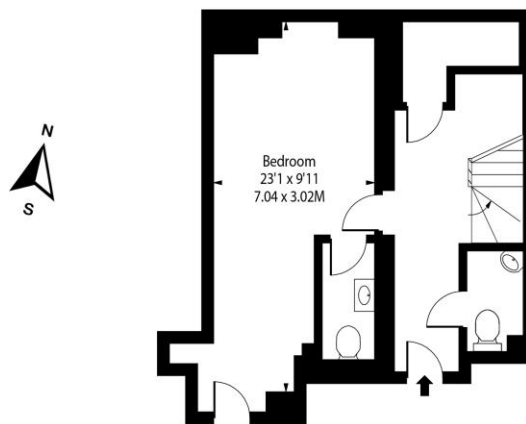
0203 040 8700

chestertons.co.uk

Vicentia Court, SW11



First Floor



Ground Floor

Approx Gross Internal Area **1010 Sq Ft - 93.83 Sq M**

Includes Limited Use Area - 48 Sq Ft
 Drawn in Accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54908



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable