

Ethelburga Tower

Rosenau Road, SW11

CHESTERTONS











A well-proportioned two-bedroom duplex apartment arranged over the third and fourth floors of Ethelburga Tower, extending to approximately 732 sqft, with a private balcony.

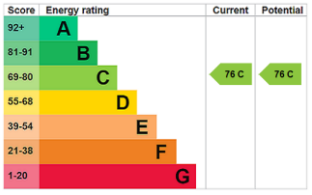
The apartment comprises a spacious reception room with access to the balcony, a separate kitchen, two good-sized bedrooms and a family bathroom. The duplex layout provides excellent separation between the living and sleeping accommodation.

The well looked after building has been designed by LCC architects and Ove Arup engineers, the tower is seen a classic and included in period architectural tours. The property occupies an enviable position adjacent to Battersea Park, with the open green spaces of the park virtually on the doorstep. The River Thames and Albert Bridge are also within easy reach, while the fashionable areas of Chelsea and the King's Road are just across the river. The surrounding area offers an excellent selection of cafés, restaurants, pubs and local shops.

For commuters, the property is particularly well connected. Battersea Power Station Underground is within easy reach, providing access to the Northern Line, while Clapham Junction and Battersea Park railway stations are also nearby. Current local transport information places Clapham Junction at approximately 1.4 km and Battersea Park at approximately 1.2 km from Ethelburga Tower.

- Two-bedroom split level apartment
- Private balcony
- No chain
- Long lease of 174 years
- Residents permit available
- Suitable for cash buyers only

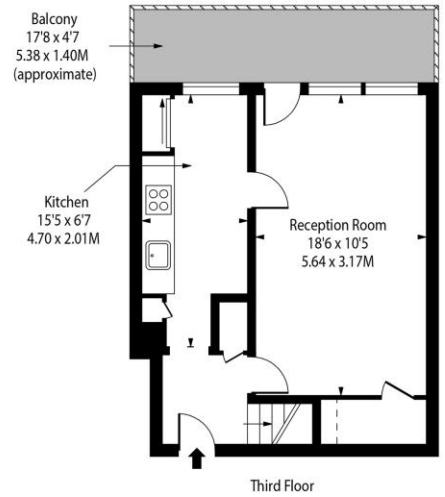
Guide Price £250,000



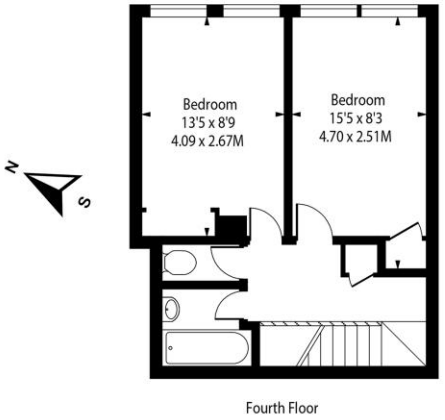
Tenure: Leasehold 174 years 4 months
Service Charge: £1,322.39 Per Annum estate costs, block costs, building insurance and
Ground Rent: N/A
Local Authority: Wandsworth
Council Tax Band: C

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Ethelburga Tower, SW11



Third Floor



Fourth Floor

Approx Gross Internal Area **732 Sq Ft - 68.01 Sq M**

Includes Limited Use Area - 18 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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