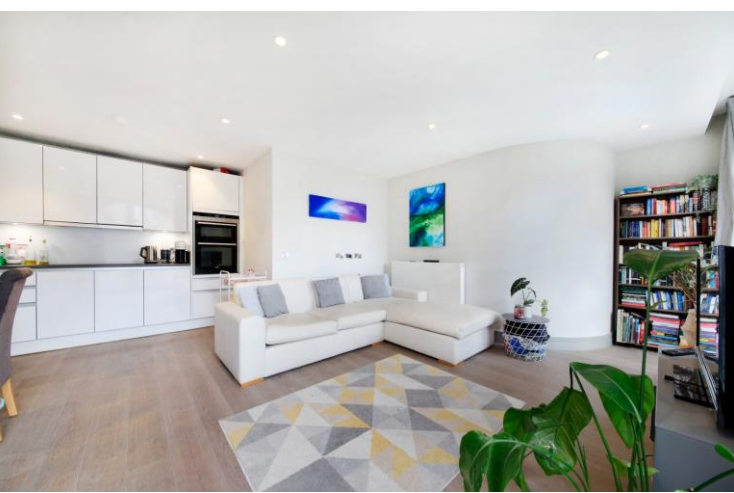




Ivory House
Clove Hitch Quay, SW11

CHESTERTONS





A modern three-bedroom apartment located in the popular Plantation Wharf development next to the river.

The property comprises of a large open-plan reception room/kitchen with integrated appliances, three double bedrooms, the master benefits from an en-suite shower room and built-in wardrobes. A further stylish family bathroom and large storage cupboard complete the apartment.

Plantation Wharf is conveniently located for immediate access to the Thames Path and River boat service (Plantation Wharf Pier) and is less than a mile from Clapham Junction and Wandsworth Town train stations. There is also an excellent selection of local shops, bars and restaurants within a short walk.

- Three bedrooms
- 1044sq ft
- Two bathrooms
- Private Parking
- Development concierge
- Private underground parking

Asking Price £749,999

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C		
43-61	D	68	68
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 249 years 7 months

Service Charge: £5,685

Ground Rent: Peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Ivory House, SW11



Second Floor

Approx Gross Internal Area **1044 Sq Ft - 96.99 Sq M**

Includes Limited Use Area - 8 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 51803



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 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable