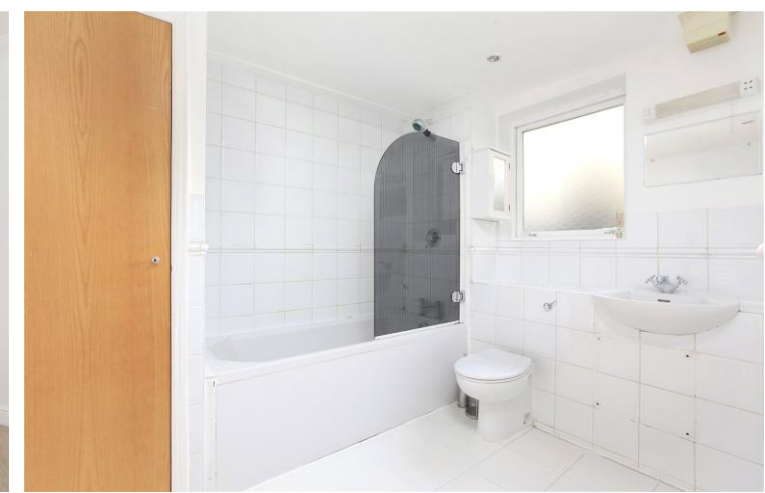




Prices Court  
Cotton Row, SW11

CHESTERTONS





A well-presented three-bedroom apartment arranged over the raised ground floor of a sought-after riverside development in Battersea.

Extending to approximately 776 sqft (72.09 sqm), the property offers a spacious and well-balanced layout, featuring a generous open-plan kitchen/reception room ideal for both everyday living and entertaining. Three bedrooms double bedrooms complemented by a bathroom and additional WC.

Prices Court is a well-maintained residential development, with beautiful communal gardens, an on-site porter and secure underground parking. Conveniently positioned for the amenities of Clapham Junction and Battersea Park Road, where a wide range of shops, cafés and restaurants can be found. The open green spaces of Battersea Park are also within easy reach. Clapham Junction Station is 0.4 miles from the apartment, providing direct links into Central London and beyond, alongside numerous local bus routes.

- Modern raised ground floor apartment set within a popular gated riverside development
- Open plan kitchen/reception room with Juliette Balcony
- Three double bedrooms
- Offered to the market with no onward chain
- Underground parking
- On-site porter

Asking Price £575,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
62-81	C		
43-62	D	68	74
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

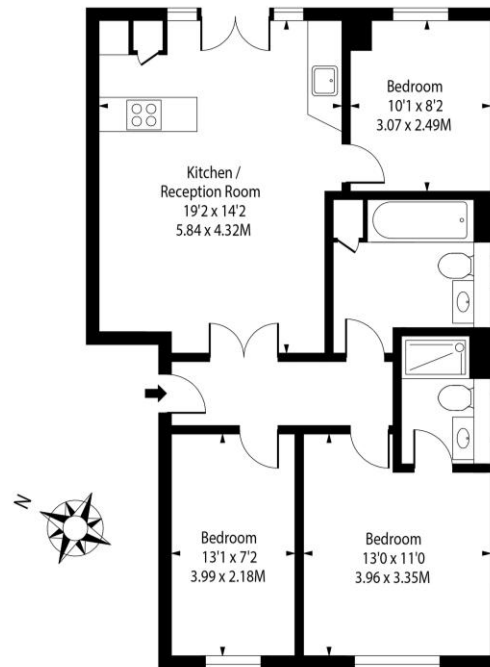
EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Share of Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**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

## Prices Court, SW11



Raised Ground Floor

Approx Gross Internal Area **776 Sq Ft - 72.09 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 46327



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