



Hawker Building  
350 Queenstown Road, SW11

CHESTERTONS





Set within the renowned Chelsea Bridge Wharf, this one bedroom property offers space, light and a great park facing aspect.

This apartment comprises of one double bedroom and one bathroom as well as a spacious open plan kitchen and reception room and two balconies.

The property is located directly opposite Battersea Park and is a short walk away from Queenstown Road and Battersea Park rail stations, running into Waterloo and London Victoria, as well as being within walking distance to the new Northern Line extension at Battersea Power Station .

This area also proves popular due to its' proximity to the King's Road, Sloane Square and Victoria, either on foot or by the regular bus services serving the area.

The immediate area offers a variety of leisure facilities and amenities including being a short distance from the amazing, newly opened retail space inside the iconic Battersea Power Station.

- Renowned Chelsea Bridge Wharf Development
- Light, bright and spacious interior
- Two private balconies
- Views over both Battersea Park & the Power Station
- 24hr Concierge & Onsite Gym

**£3,250 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Minimum Term:** 12 months  
**Deposit Required:** £3,750.00  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

*Chestertons Battersea Park & Nine Elms Lettings*

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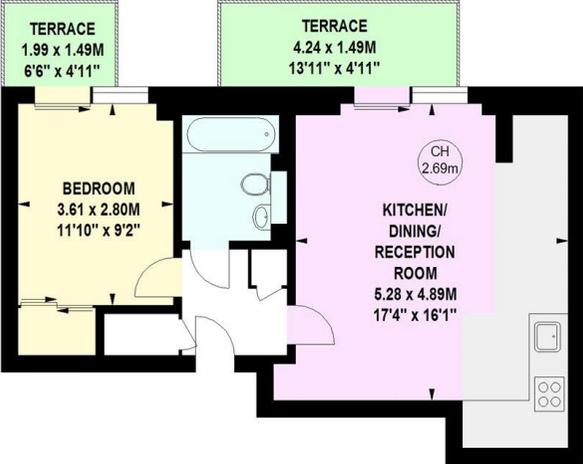
[chestertons.co.uk](http://chestertons.co.uk)

# Hawker Building, SW11

Approximate gross internal area  
49.42 sq m / 532 sq ft



Key :  
CH - Ceiling Height



## Sixth Floor

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