



Queenstown Road  
London, SW11

CHESTERTONS





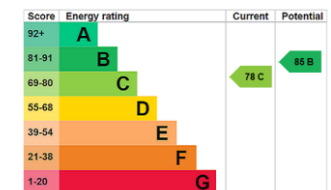
Situated on the fifth floor of the sought-after Burnelli Building, this well-presented one-bedroom apartment offers 619sqft ( 57.5sqm) of bright and contemporary living with a private balcony and a spacious open-plan layout.

The property opens into a welcoming entrance hallway with built-in storage cupboards, providing practical space for coats and household items. The hallway leads through to a bright open-plan kitchen and reception room. The modern fitted kitchen is neatly arranged with integrated appliances along with ample worktop and cupboard space. The living space comfortably accommodates both a generous lounge area and a dedicated dining space, making it ideal for entertaining or relaxing. The living room is enhanced by large floor to ceiling windows and balcony doors, allowing plenty of natural light to fill the room. The apartment directly benefits from a private balcony which can be accessed both via living room and the bedroom. The double bedroom is well proportioned and benefits from built-in wardrobes, providing excellent storage. A modern bathroom is located off the hallway and includes a full-sized bath with shower.

Burnelli Building benefits from excellent amenities that include a lift, a 24-hour concierge service and a well-maintained communal courtyard. The property is ideally positioned in the vibrant and ever-popular area of Battersea, known for its excellent selection of cafés, restaurants, bars and independent shops. The nearby Battersea Power Station development offers a wide range of high-end retail, dining, and leisure options, while the green open spaces of Battersea Park provide riverside walks, sports. Battersea Power Station Underground Station ( 0.5miles away) on the Northern Line also offers quick access into the West End and the City. Numerous bus routes and cycle routes further enhance connectivity across Central London.

- Modern apartment on the 5th floor
- Large double bedroom with built in storage
- Private balcony
- Lift access
- Sweet spot between Battersea Park, the river and the Power Station

Asking Price £575,000

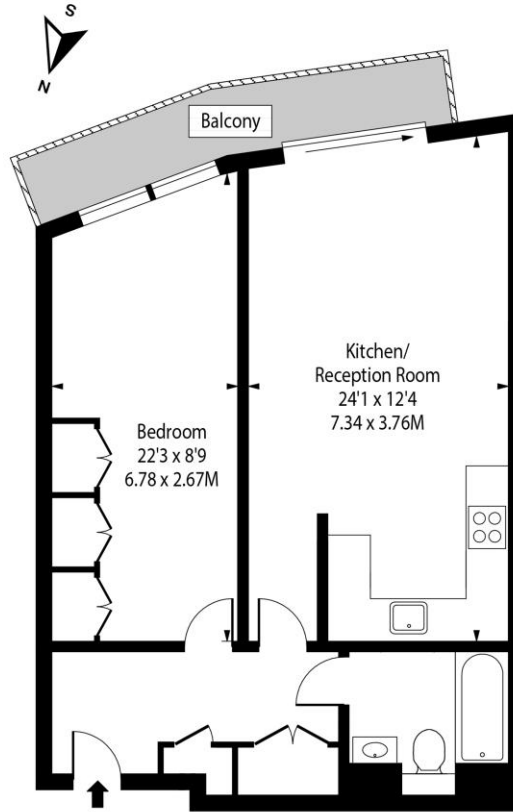


**Tenure:** Leasehold 108 years 8 months  
**Service Charge:** £4,399.1 Per Annum Includes Reserve Fund  
**Ground Rent:** N/A  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

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# Burnelli Building, SW11



Fifth Floor

Approx Gross Internal Area **619 Sq Ft - 57.50 Sq M**

Includes Limited Use Area - 11 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 54162



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