

Prince Regent House

Battersea, SW11

CHESTERTONS











A beautifully presented two-bedroom, two-bathroom apartment situated within the popular Prince Regent House, ideally located moments from the River Thames and the iconic Albert Bridge.

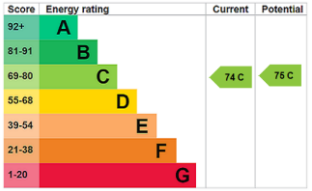
The property offers a bright and welcoming reception room with attractive wooden flooring and a charming feature fireplace, providing a comfortable space for both relaxing and entertaining. The separate modern kitchen is well equipped with integrated appliances and ample storage.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en suite bathroom, alongside a further modern bathroom. The property also benefits from its own private outdoor space, offering a rare and desirable addition to city living.

Ideally positioned in the sought-after Chelsea and Battersea border area, the apartment is within easy reach of the River Thames, Albert Bridge and the surrounding parks, restaurants and amenities. Excellent transport links provide easy access into central London and beyond.

- Exclusive Block
- Two Double Bedrooms
- Two Bathrooms
- Private Garden
- Lots of Storage
- Short Walk to Chelsea

£3,000 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



Minimum Term: 12 months
Deposit Required: 5 Weeks
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: C
Furnished

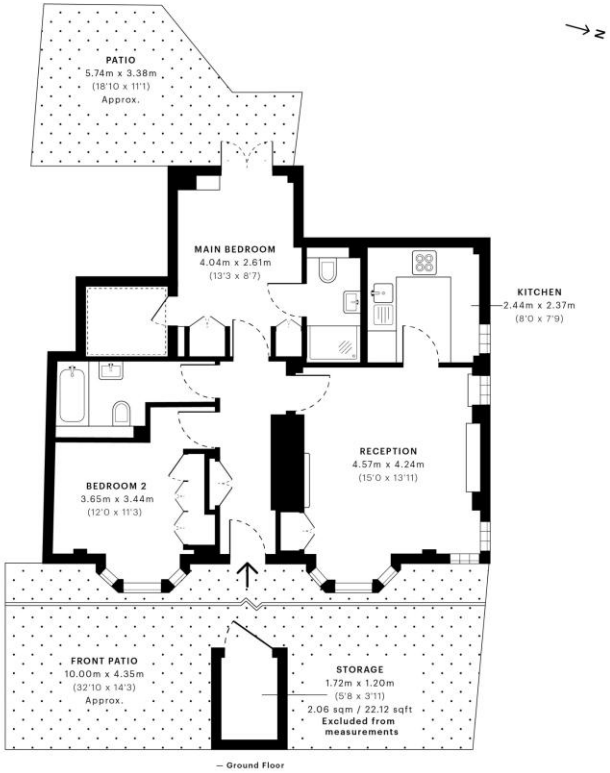
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CAPTURE DATE 10/02/2022 LASER SCAN POINTS 3,049,652

GROSS INTERNAL AREA
61.30 sqm / 659.83 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.30 sqm / 659.83 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.40 sqm / 596.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
2.58 sqm / 27.77 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 61.84 sqm / 665.64 sqft
IPMS 3C RESIDENTIAL 56.07 sqm / 603.53 sqft

SPEC ID 6203ae0cb8ac0c0db3ff42cd

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