



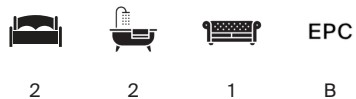
HOWARD BUILDING

London, SW11



BEAUTIFULLY PRESENTED TWO BED-ROOM APARTMENT

A beautifully presented two bedroom apartment with a balcony, located moments from Battersea Park and Battersea Power Station.



Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Leasehold, approximately 973 years remaining

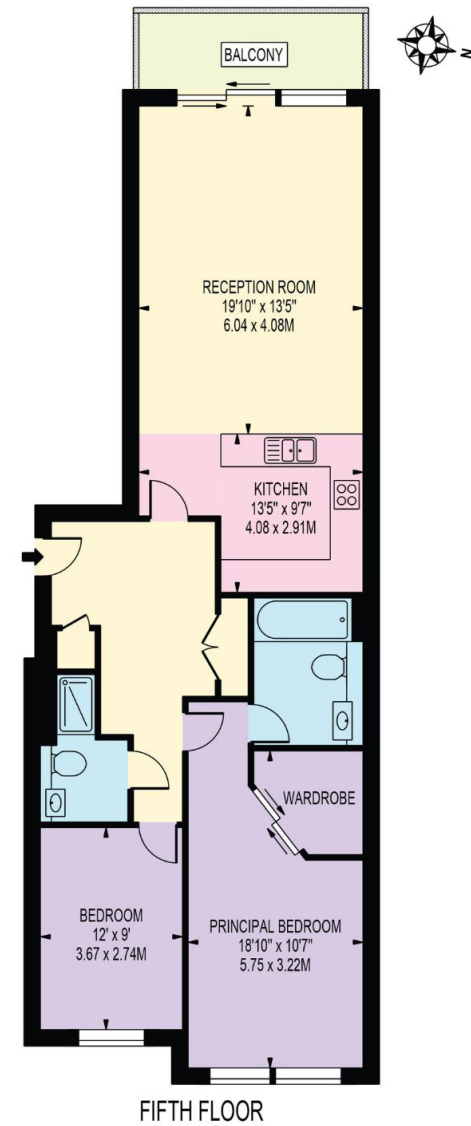
Ground rent: £1,000 per annum

Service charge: £6,396.34 per annum, reviewed annually, next review due 2026

Guide price: £850,000

Arranged over the fifth floor of a contemporary development in Battersea, this apartment is bathed in natural light and offers wonderful living space. The apartment has a spacious open-plan kitchen reception room with doors opening out to a west-facing balcony with tranquil views. The property includes a well appointed kitchen with sleek integrated appliances and a breakfast bar. There are two good sized double bedrooms, one of which benefits from having an ensuite bathroom and a walk in wardrobe, and there is a separate shower room to service the second bedroom. Residents benefit from a concierge service, ensuring convenience and security, as well as access to a lift for easy mobility.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Approximate Gross Internal Area = 87.23 sq m / 939 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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