



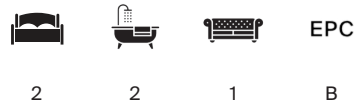
SESAME APARTMENTS

LONDON, SW11



SESAME APARTMENTS BATTERSEA, SW11

A beautifully presented two-bedroom, two-bathroom apartment with a balcony and secure underground parking, located moments from the River Thames.



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Leasehold, approximately 987 year remaining

Service charge: £4,541.74 per annum, reviewed annually, next review due 2026

Ground rent: £450 per annum, reviewed annually, next review due 2026

Guide Price: £535,000



A BRIGHT TWO-BEDROOM APARTMENT WITH A BALCONY

This lovely lateral apartment is located on the fifth floor of a contemporary residential development in Battersea. The bright open-plan kitchen reception room boasts sleek integrated appliances and provides access to a west-facing balcony. There are two double bedrooms with built-in storage; the principal bedroom has an ensuite shower room and there is an additional bathroom to service the second bedroom. The property further benefits from storage cupboards in the hallway, and a secure underground parking space.

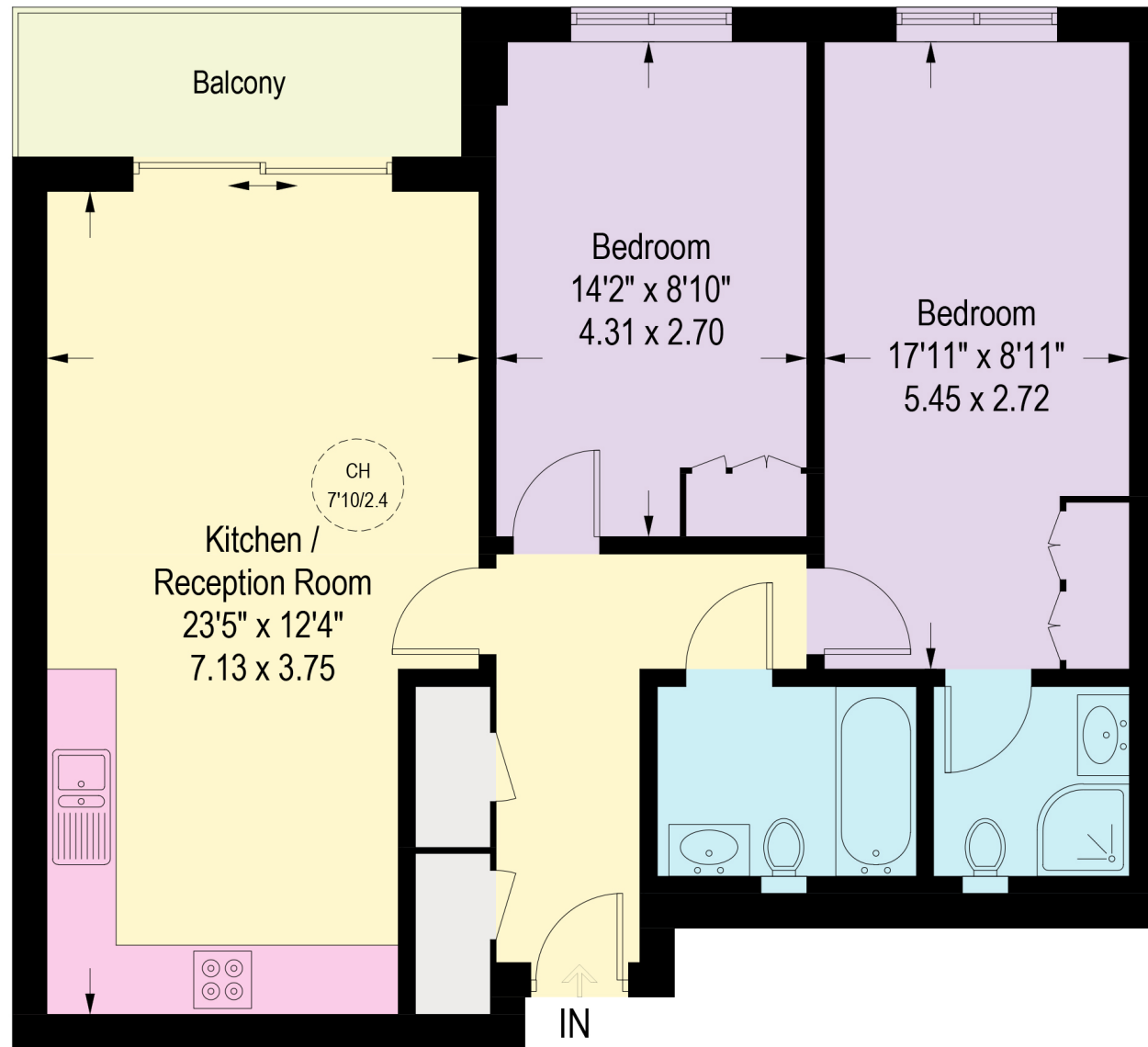
Sesame Apartments is a contemporary residential development with lift access and a concierge, enviably positioned close to the south bank of the River Thames between Battersea and Wandsworth Bridges. This sought-after riverside location offers an exceptional blend of tranquillity and convenience, with beautiful river walks and green open spaces such as Battersea Park and Wandsworth Park within easy reach.







**BIG
YELLOW
SELF
STORAGE**



Fifth Floor

Approximate Gross Internal Area = 69.77 sq m / 751 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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