



Prices Court
Cotton Row, SW11

CHESTERTONS





We take great pleasure in introducing to the market a well-proportioned third floor apartment, set within a prestigious gated riverside development with secure off-street parking as well as guest parking spaces, delightful communal gardens and a very diligent concierge team.

The apartments is tastefully decorated throughout, it benefits from an entry phone system, wood flooring and contemporary style fittings. The private front door is situated off a well-maintained communal entrance, once inside, there is a spacious hallway leading through to a large master bedroom with en-suite and views overlooking the communal gardens. The second double bedroom is a good size and is adjacent to the family bathroom for easy guest access.

This spacious flat has a generous open-plan reception room, dining area and kitchen with modern units. The kitchen benefits from integrated kitchen appliances and generous storage space and counter space. Off the reception room is a balcony with uninterrupted views over the river Thames.

The apartment is located in the highly desirable Prices Court development along the Riverside and moments from the cafes, shops and bars of Wandsworth Town, Old York Road and Battersea Square.

Excellent transport links are a short walk away with Clapham Junction and Wandsworth Town mainline stations, as well as numerous bus routes linking Fulham, the city and the West End. For an alternative route the river bus can be caught St. Mary's Pier or you could choose to join the Thames riverside path and walk up towards the centre of London.

- Two bedrooms
- Private balcony with direct river views
- 981sq ft
- Private parking space
- Well maintained communal gardens
- Development concierge

Asking Price £750,000

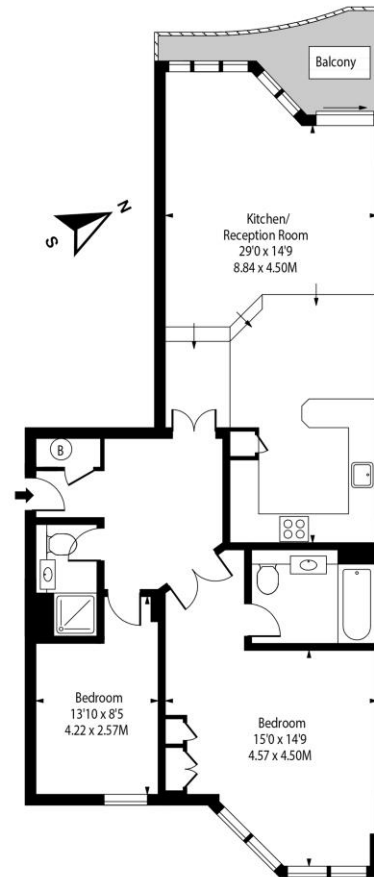
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	85 B

Tenure: Leasehold 973 years
Service Charge: £3,800 Per Annum
Ground Rent: £130 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: G

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Prices Court, SW11



Third Floor

Approx Gross Internal Area **981 Sq Ft - 91.13 Sq M**

Includes Limited Use Area - 9 Sq Ft
 Drawn in Accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 53852



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