



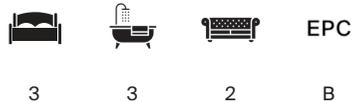
WATERSIDE POINT

London SW11



WATERSIDE POINT BATTERSEA SW11

A luxurious apartment with high security, overlooking private landscaped gardens, the River Thames and historic Albert Bridge.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Leasehold, approximately 979 years remaining

Ground rent: £150 per annum, reviewed annually, next review due 2026

Service charge: £12,177 per annum, reviewed annually, next review due 2026

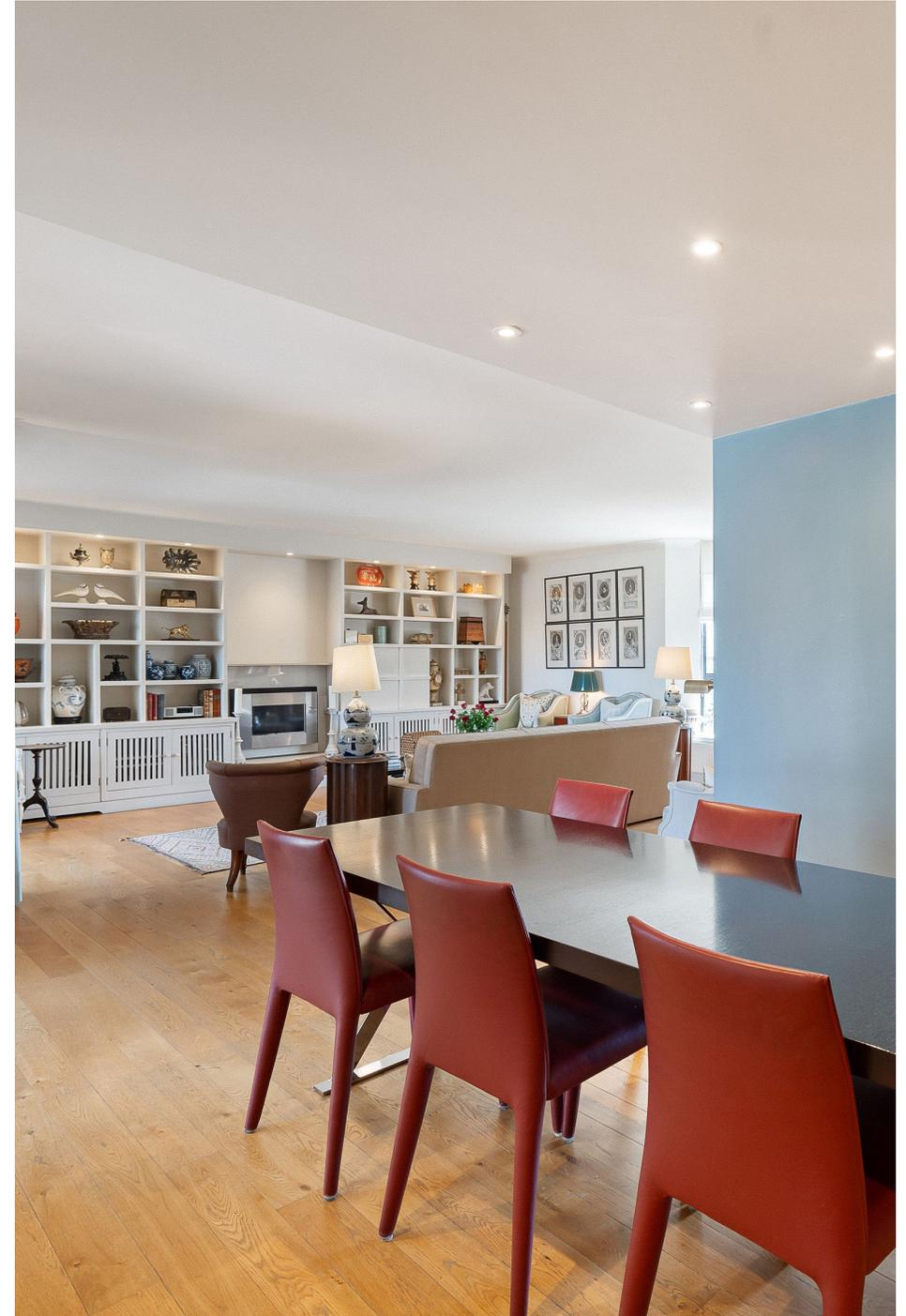
Guide Price: £2,325,000



RIVERSIDE LIVING WITH GATED SECURITY & PRIVATE PARKING

A rare opportunity to purchase a premium residence at the prestigious Waterside Point, boasting Battersea Park and the Thames on your doorstep. This established and private development, updated throughout over the last five years, is one of the most sought after on the river. A secure gated community, the building benefits from 24 hour concierge service and CCTV and is surrounded by landscaped gardens with lawns, herbaceous borders, trees, courtyards and a water garden.

The property, recently designed by an international interior architect, is located on the second floor. Upon entry, the large hall opens out into the spacious living room, complete with triple aspect windows and a large terrace overlooking the river and Albert Bridge. There is a sophisticated dining area, bespoke kitchen, 3 double luxurious bedrooms with a study area and a quiet second terrace, 3 state-of-the-art bathrooms (two en suite), independent laundry, cloakroom, extensive storage, natural oak wood flooring, water softener, Intercom and new fitted carpets. The elegant design incorporates modern facilities and attention to detail and comfort.





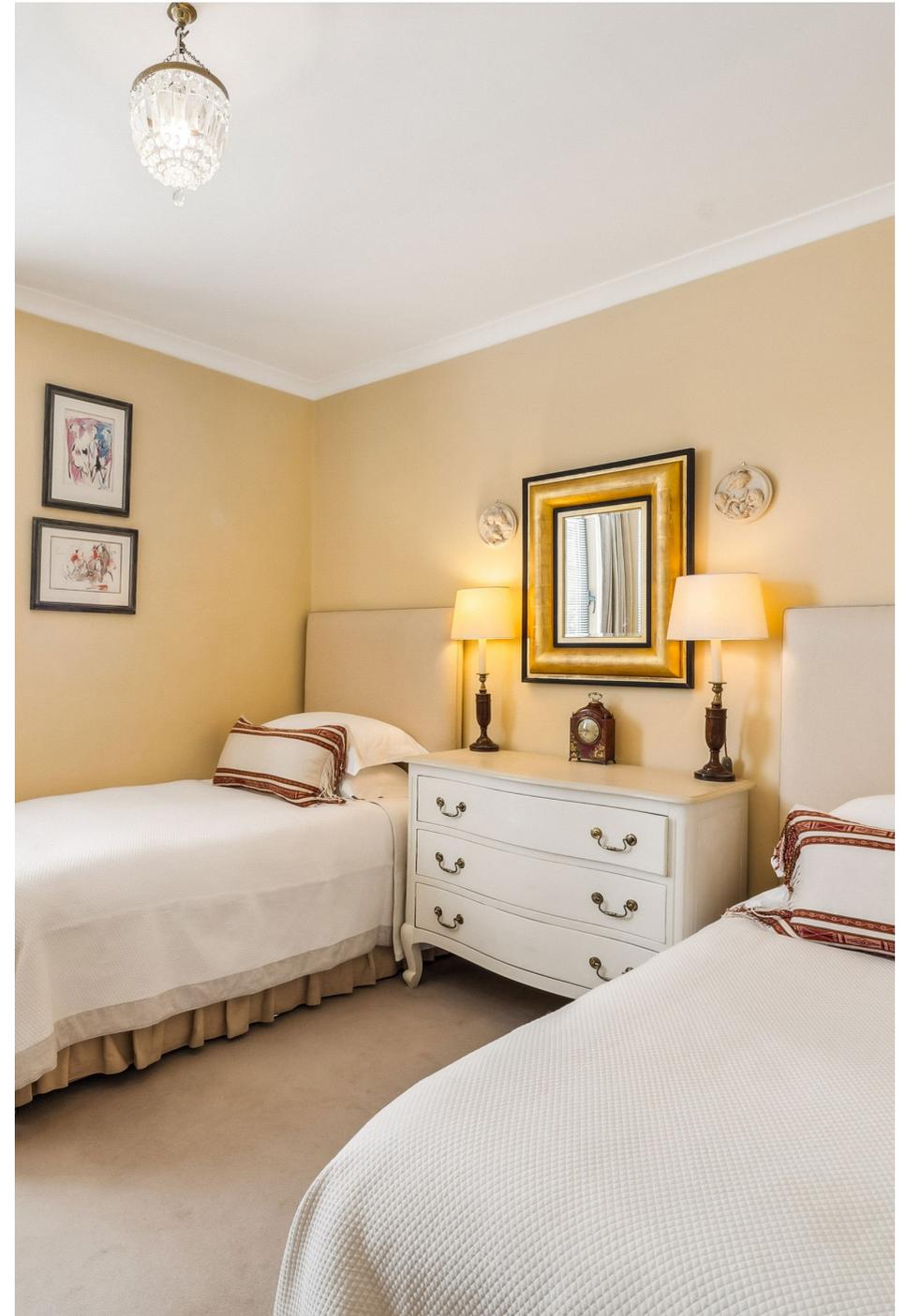


Immediately outside your front door, the lift takes you to the Reception and the underground parking with two allocated parking spaces. The remote-controlled gated entrance provides access to the circular forecourt with ample parking for visitors and locked gated access to underground parking for residents. A large and impressive glazed atrium welcomes residents and visitors to the Reception desk with dedicated 24 hour porters and secure access to lifts. Security is paramount with CCTV projected from all public areas throughout the gated complex.



LOCATION

Waterside Point is positioned next to the historic Albert Bridge which takes you straight into Chelsea, with the Kings Road and Sloane Square a short distance away. There is private pedestrian access to the Thames Path and Battersea village local shops, restaurants, private members gym and 200 acres of Battersea Park with its sports clubs (tennis/athletics/football), boating lake, zoo, café and gardens. Battersea Power Station, with its wealth of amenities, bars, restaurants and new tube station (Northern Line) sits just the other side of the park. Nearby Battersea bridge offers regular bus services and the Thames Clipper boats can be boarded at nearby Cadogan pier.









Second Floor

(Including Basement / Loft Room)
Approximate Gross Internal Area = 158.31 sq m / 1,704 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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