



## Battersea Bridge Road

**Asking Price £625,000**

A spacious two bedroom apartment set in the heart of Battersea, close to local amenities and the stunning green spaces of Battersea Park. This unique property features a spacious reception room, two bedrooms, a separate study room and a private terrace. The property also has secure gated car parking.

Approx. 102 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: Ask Agent  
Service charge amount: approx. Ask Agent  
Service charge review period: N/A  
Council tax band: F (Wandsworth Council)

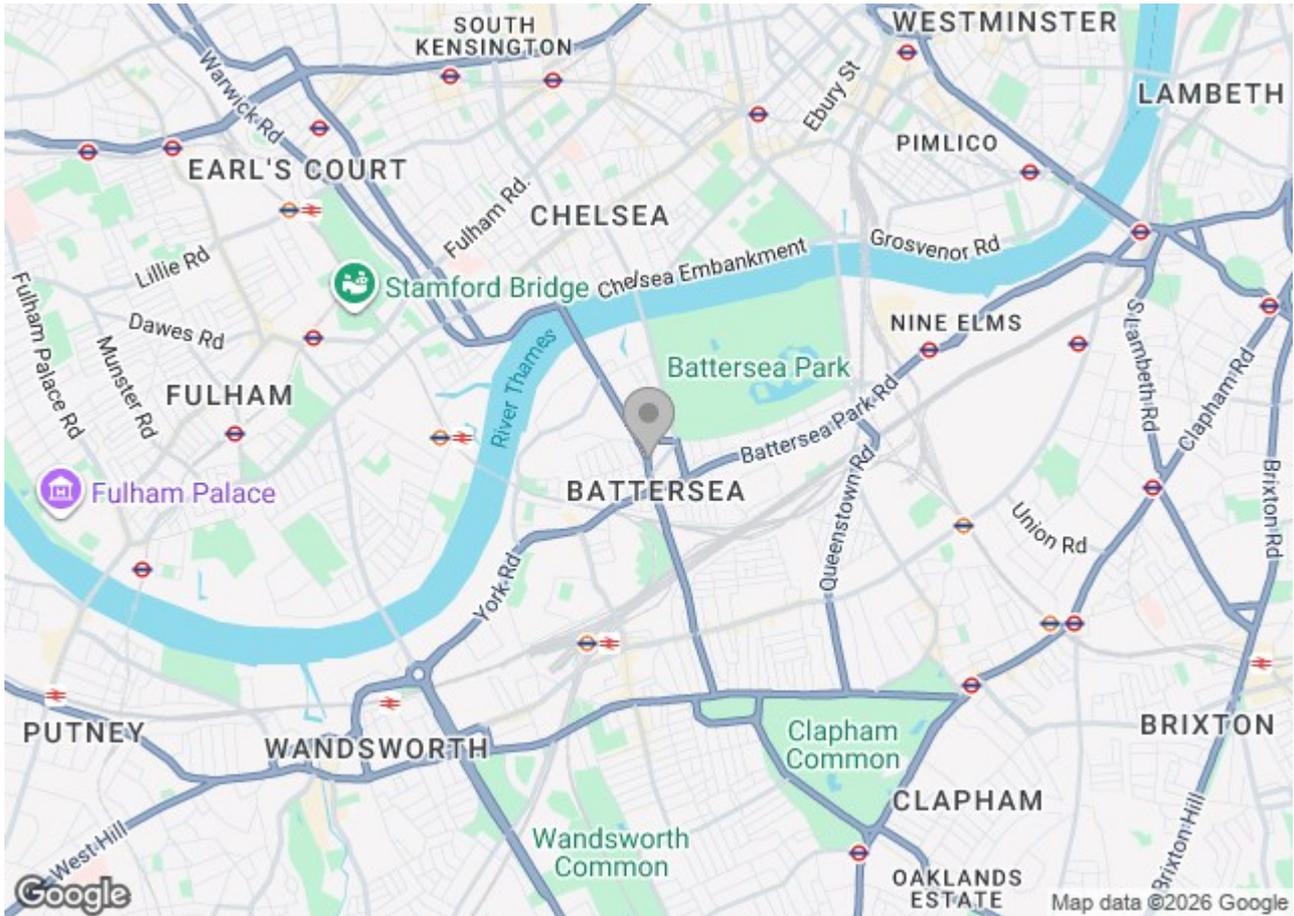
Electricity supply – Mains | Heating– Mains | Water supply – Mains | Sewerage – Mains | Internet: FTTC | Lift Access | Parking included

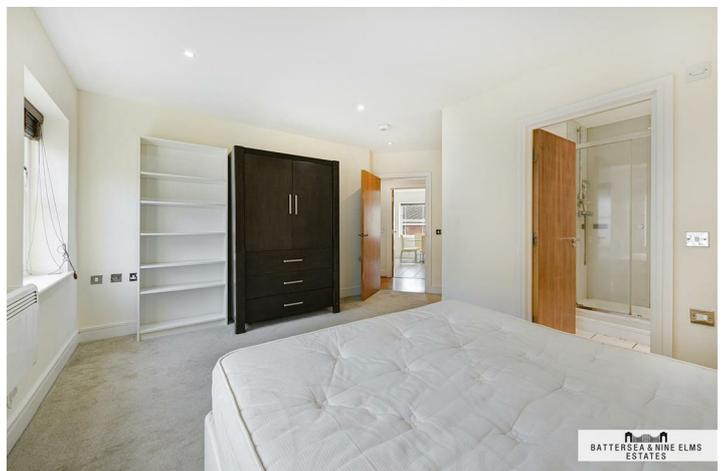
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 214 Battersea Bridge Road London



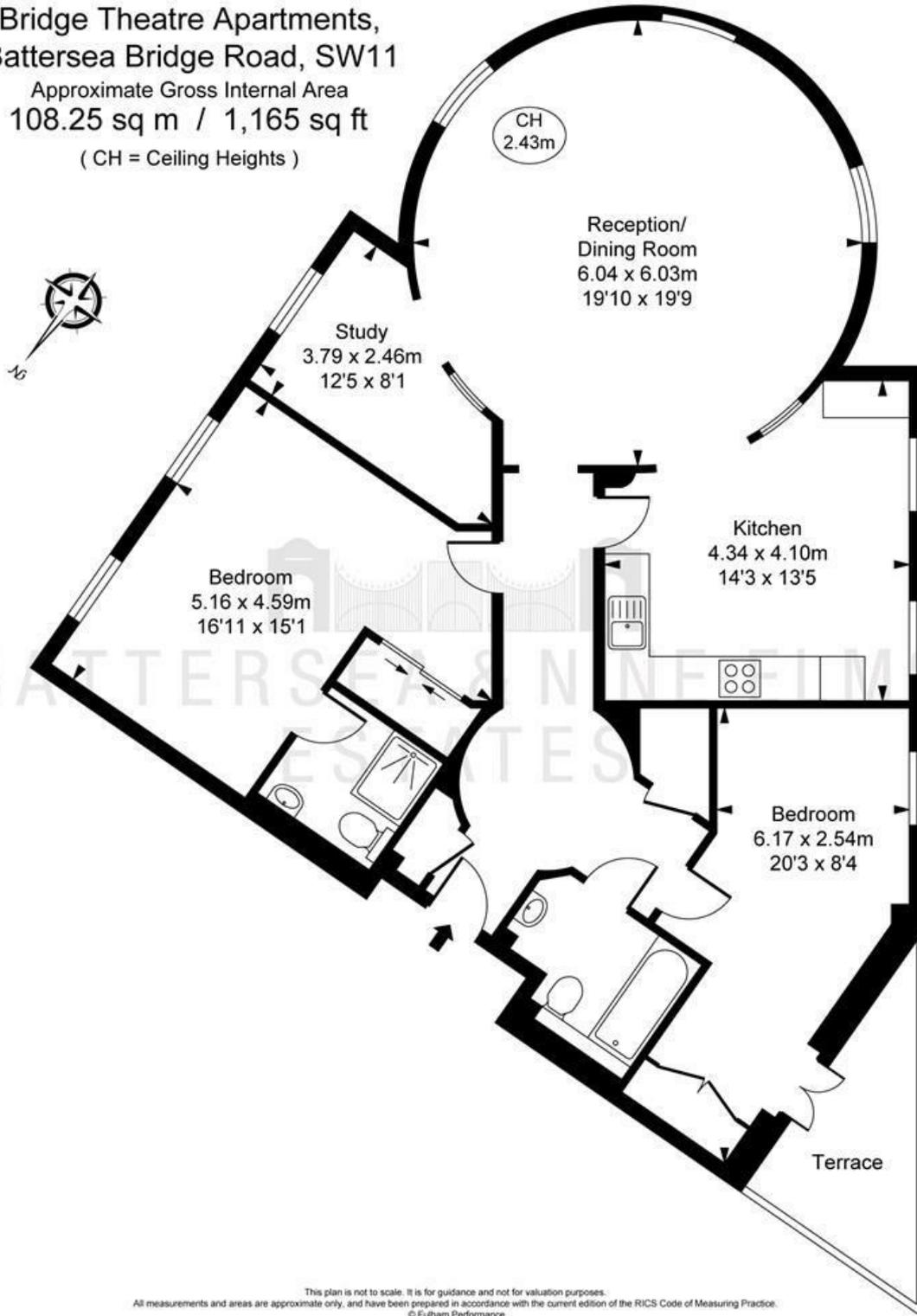
- Two bedrooms
- Two bathrooms (one en suite)
- Secure parking
- Moments to Battersea Park
- Sought after location





Floor Plan

**Bridge Theatre Apartments,**  
**Battersea Bridge Road, SW11**  
 Approximate Gross Internal Area  
**108.25 sq m / 1,165 sq ft**  
 ( CH = Ceiling Heights )



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		67	73				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	