



Howard Building, Queenstown Road, SW11

Guide Price £800,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

NAPIER WATT are delighted to offer this 2 bedroom, 2 bathroom apartment at Queenstown Road's Chelsea Bridge Wharf.

Situated on the ground floor within the secure gates of the block, the property benefits from a decked terrace overlooking the blocks internal water features. The property leads through to a spacious open plan kitchen and living room with ample entertaining space and 2 well proportioned bedrooms and 2 bathrooms, one of which en suite. The development also benefits from the 24 hour porter service, an on site convenience store and café and parking available for an additional charge via the building.

Entrance Hall, Reception Room, Open Plan Kitchen, 2 Double Bedrooms, Ensuite Bathroom, Shower Room, Terrace, Communal Gardens, Air Conditioning (Not Working), Parking Available, EPC C

## Key Features

- 24 HOUR CONCIERGE
- CLOSE ACCESS TO BATTERSEA PARK
- CONVENIENCE STORE
- OUTSIDE DECKING
- NEAR THE RIVER
- AIR CONDITIONING (NOT WORKING)

## Terms

Leasehold : 999 years (less 10 days) from 1 January 2000 ie 973

Service Charge - £ 3,157.38 per half year inc reserve fund

Wandsworth Council Tax Band F.

**Howard Building**  
Approx. Gross Internal Area 920 Sq Ft - 85.47 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.