



Prices Court

Cotton Row | BatterseaBattersea | London | SW11

Guide price £540,000

**MASON
& VALE**
PROPERTY

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This beautifully presented apartment offers well-proportioned accommodation comprising a spacious open-plan kitchen and reception room, featuring integrated appliances, a useful breakfast bar and a Juliette balcony that fills the space with natural light. Residents of the sought-after Prices Court development enjoy the convenience of an on-site porter, beautifully maintained communal gardens and secure underground parking.



- Gated riverside development
- Communal courtyard gardens
- Secure underground parking
- On-site porter
- Riverside Location - moments away from the Riverboat service
- 2 bed, 2 bathrooms





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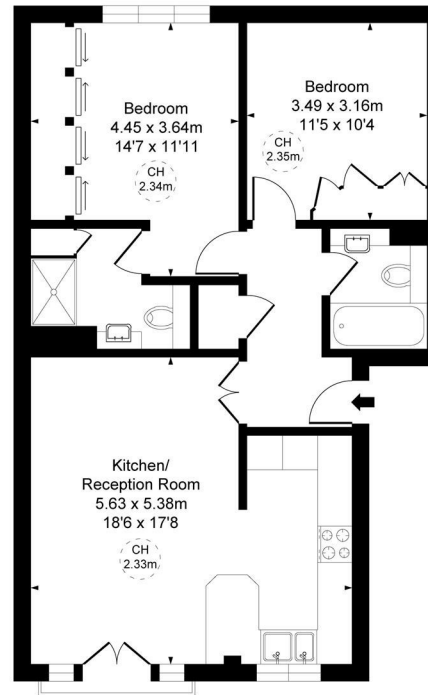
The principal bedroom benefits from a contemporary en-suite shower room and ample built in storage, the second bedroom also offers built-in storage and is served by the family bathroom.

Residents of the sought-after Prices Court development enjoy the convenience of an on-site porter, beautifully maintained communal gardens and secure underground parking plus secure bicycle storage.

Perfectly positioned on the banks of the River Thames, Prices Court combines peaceful riverside living with exceptional connectivity. The cafés, boutiques and restaurants of Old York Road, Wandsworth Town and Battersea Square are all within easy reach, while Clapham Junction and Wandsworth Town stations provide swift access into Central London.

Numerous bus routes also connect the area to Fulham, the City and the West End, making this an ideal location for both commuters and those seeking a vibrant local lifestyle.

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Approximate Gross Internal Area
71.18 sq m / 766 sq ft
(CH = Ceiling Heights)



Fourth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band F
EPC Rating C
Leasehold - Share of Freehold
742.72 sq ft

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