



Prince Regent House
117 Albert Bridge Road, SW11





Chestertons are delighted to bring to the market a unique opportunity to rent this fantastic two-bedroom, two-bathroom property with private garden, in the sought after "Prince Regent House" on Albert Bridge Road.

Located on the ground floor, this spacious two double bedroom apartment with two bathrooms, 1 en-suite, offers high specification fixtures and fittings, a large private front garden. Benefiting from a separate dedicated "working from home" study space.

Located on Albert Bridge Road an enviable position for access to Battersea Park and its 200 acres of recreational space and a short walk across Battersea Bridge for Chelsea. Transport links from Battersea are either via the overland rail stations of Queenstown Road, Battersea Park or Clapham Junction or the many bus routes leading to Kensington, Chelsea, Liverpool Street, Victoria and the South West.

- Exclusive Block
- Two Double Bedrooms
- Two Bathrooms
- Private Garden
- Lots of Storage
- Short Walk to Chelsea

£3,000 pcm

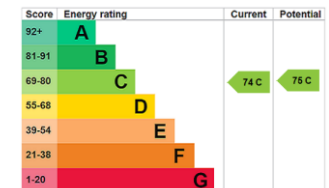
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees



Minimum Term: 12 months
Deposit Required: £3,461.54
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: C
Part Furnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

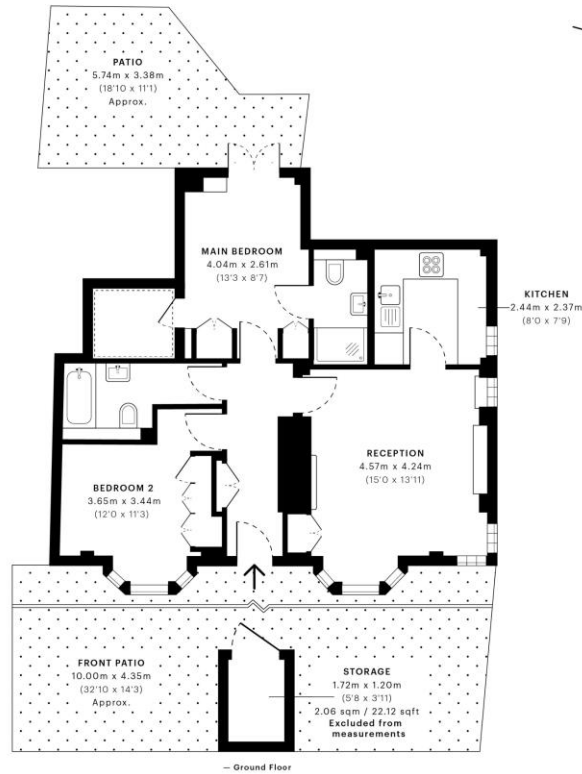


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CAPTURE DATE 10/02/2022 LASER SCAN POINTS 3,048,652

GROSS INTERNAL AREA

61.30 sqm / 659.83 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
61.30 sqm / 659.83 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes washrooms, restricted head height
55.40 sqm / 596.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
2.58 sqm / 2777 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 61.84 sqm / 665.64 sqft
IPMS 3C RESIDENTIAL 58.07 sqm / 623.53 sqft

SPEC ID: 6203aee0c8ba0c0db3f42cd

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