



Albion Riverside Building  
8 Hester Road, SW11

CHESTERTONS





Situated on the third floor of the prestigious Albion Riverside development, this beautifully proportioned one-bedroom apartment extends to approximately 722 sq ft (67.07 sq m) and offers spacious, contemporary living in one of Battersea's most sought-after riverside locations.

The property features an impressive open-plan reception room and kitchen, creating an exceptional entertaining space with ample room for both dining and relaxing. The well-appointed kitchen is fitted with integrated appliances and generous worktop space, while large windows allow for an abundance of natural light.

The generous double-bedroom provides excellent accommodation with ample space for storage. A stylish bathroom, welcoming entrance hall and additional storage cupboard complete the apartment. Additionally, the property benefits from an underground parking space.

Albion Riverside is an iconic riverside development designed by award winning Foster and Partners. renowned for its concierge service, a resident only swimming pool and gymnasium, beautiful garden and underground parking. The apartment benefits from secure entry and prime location moments from the River Thames, Battersea Park and the fashionable shops, cafés and restaurants of Battersea Square and King's Road. Excellent transport links are available via Clapham Junction, Battersea Power Station Underground and nearby bus routes.

- 1 bedroom apartment
- Walk in wardrobe in the bedroom
- Underground allocated parking
- Over 710sqft of living space
- 24-hour concierge
- Swimming pool and Gymnasium

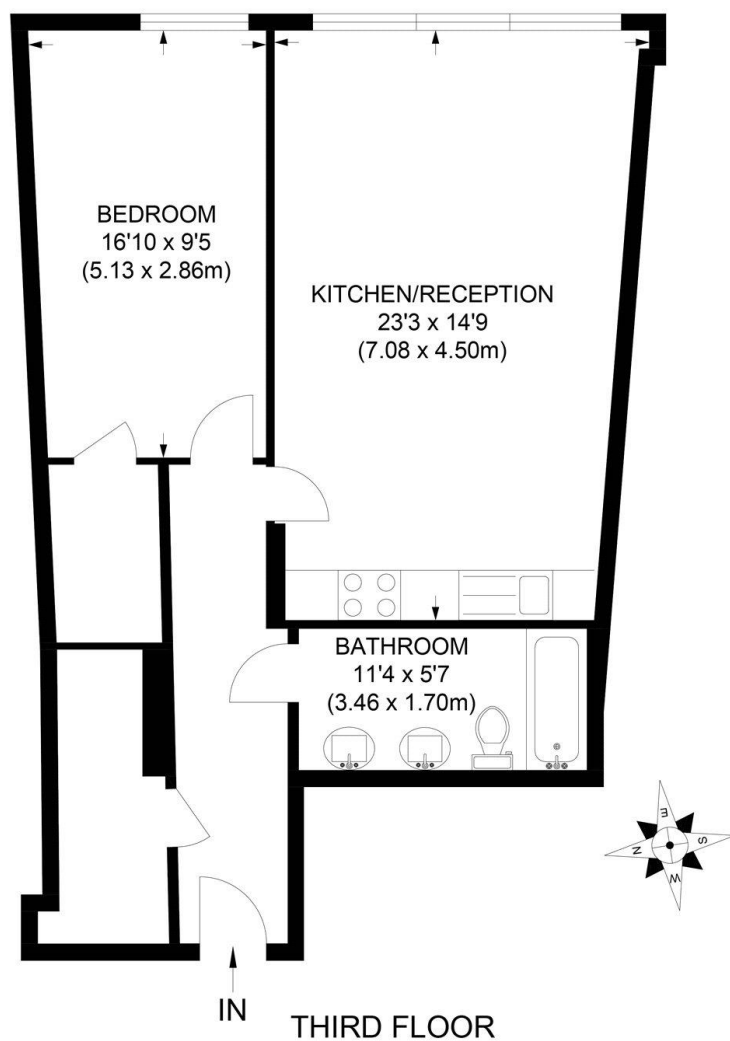
Asking Price £595,000

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Energy efficient - lower running costs      | Current | Potential |
| 92-100 A                                    |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     |         |           |
| 39-54 E                                     |         |           |
| 21-38 F                                     |         |           |
| 1-20 G                                      |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Tenure:** Leasehold 965 years 8 months  
**Service Charge:** £6,942 Per Annum  
**Ground Rent:** £225 Per Annum  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk



**APPROX. GROSS INTERNAL FLOOR AREA 712 SQ FT / 66.2 SQ M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
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