



Hawker Building
350 Queenstown Road, SW11

CHESTERTONS





A well-presented one-bedroom apartment with a private balcony, situated on the fourth floor of the popular Hawker Building, Chelsea Bridge Wharf.

Offering approximately 531 sq ft (49.33 sq m) of internal accommodation, the property features a bright and spacious open-plan reception room with a contemporary fitted kitchen incorporating a range of high-specification integrated appliances and direct access to a private balcony. Floor-to-ceiling windows allow for an abundance of natural light and enhance the sense of space throughout the main living area.

The double-bedroom benefits from built-in storage, while the modern bathroom is fitted with a full-sized bathtub and shower. Additional hallway storage further enhances the practicality of the apartment.

Chelsea Bridge Wharf is one of Battersea's most sought-after riverside developments, ideally positioned moments from the open green spaces of Battersea Park and the iconic Battersea Power Station. Residents benefit from 24-hour concierge and security services, beautifully maintained communal gardens and excellent transport connections via Battersea Power Station Underground Station, Queenstown Road and Battersea Park stations. The development is also within easy reach of Chelsea, Sloane Square and the wide range of shops, restaurants, cafés and leisure facilities available at Battersea Power Station.

- Floor to ceiling windows
- Private Balcony
- Life access
- 24 Hour Concierge
- No chain

Guide Price £500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	73 C

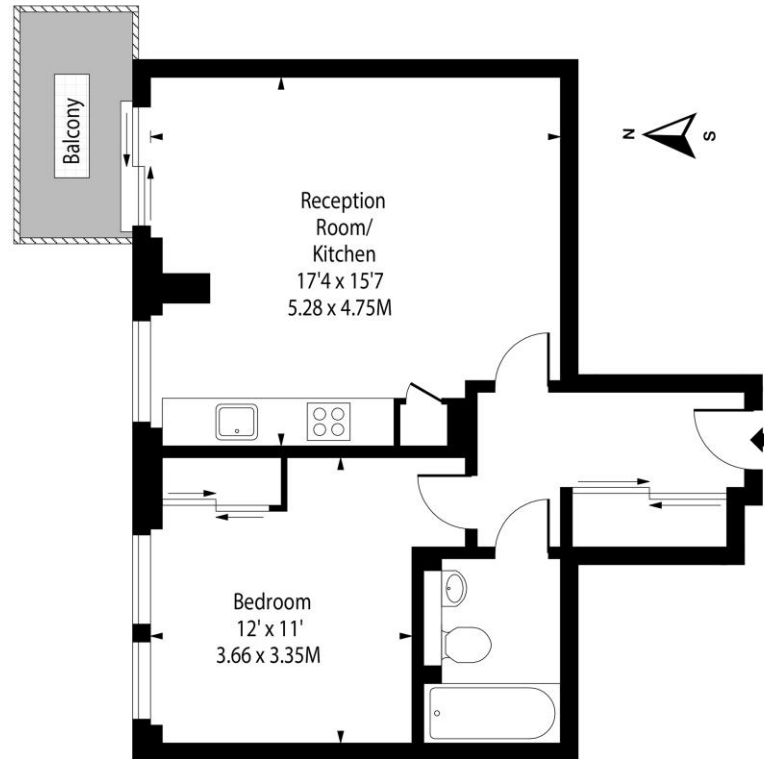
Tenure: Leasehold 973 years 7 months
Service Charge: £3,500 Per Annum
Ground Rent: £600 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

Hawker Building, SW11



Fourth Floor

Approx Gross Internal Area

531 Sq Ft - 49.33 Sq M

Includes Limited Use Area - 11 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54652



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable