

Prices Court

Battersea | London | SW11

Guide price £625,000

MASON & VALE PROPERTY

Prices Court

Cotton Row | Battersea

London | SW11

Guide price £625,000

Nestled on the banks of the River Thames in the heart of Battersea, Prices Court is a highly regarded gated riverside development offering a peaceful setting with excellent connections into Central London.

Built on the historic site of the former Price's Candle Factory, the development combines contemporary architecture with attractive landscaped gardens and direct access to the Thames Path.

Residents benefit from a concierge service, secure underground parking with electric vehicle charging points, additional guest parking, secure bicycle storage and beautifully maintained communal gardens, all within easy reach of the cafés, restaurants and independent shops of Battersea Square, Northcote Road and Wandsworth Town.

- Prices Court riverside development
- Communal courtyard gardens
- Top-floor dual-aspect apartment
- Secure gated underground parking with EV charging points
- Concierge service
- Two double bedrooms, two bathrooms



















Situated on the top floor, this well-presented apartment has a dual aspect and is accessed via a well-maintained communal entrance with an entry phone system, the property offers well-balanced accommodation.

A welcoming entrance hall leads to a spacious principal bedroom with fitted storage, an en-suite bathroom plus Juliette balcony offering oblique river views. The second double bedroom is equally well proportioned and is served by a separate family bathroom, making it ideal for guests, a home office or family living.

The generous open-plan reception, dining and kitchen area forms the heart of the home, offering a bright and versatile living space. The contemporary kitchen is fitted with integrated appliances, ample storage and generous worktop space, creating a practical setting for both everyday living and entertaining.

Floor-to-ceiling windows with Juliette balcony offer views over the communal gardens and flood the room with natural light.

The apartment has been well maintained and thoughtfully upgraded during the current ownership, including a contemporary kitchen, new flooring and carpets throughout, a recently replaced hot-water cylinder, additional ceiling insulation and an app-controlled electric radiator.

Ideally positioned within walking distance of Clapham Junction, one of London's best-connected stations, Prices Court offers fast rail services into Victoria and Waterloo, alongside nearby riverboat services and extensive bus links. Battersea Park, York Gardens and the Thames riverside walk are all close by, further enhancing the appeal of this sought-after riverside location and making Prices Court one of SW11's most desirable addresses for professionals, families and investors alike.

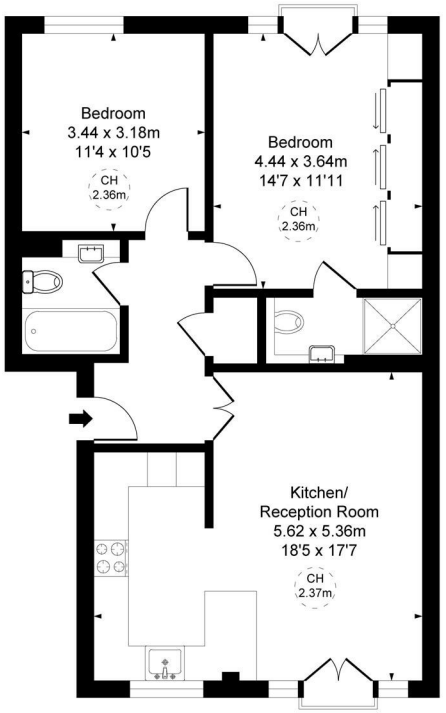
Offering generous proportions, excellent resident facilities and an enviable riverside position, this is a superb opportunity to acquire a well-appointed home in one of Battersea's most established riverside developments.

Prices Court, SW11

Approximate Gross Internal Area

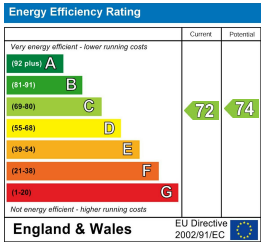
71.68 sq m / 772 sq ft

(CH = Ceiling Heights)



Second 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.



Council Tax Band **F**
EPC Rating **C**
Leasehold
772.00 sq ft

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