

# RIVERHOMES

Riverside Plaza  
Battersea SW11

£795,000  
Leasehold



## Riverside Plaza Battersea SW11

A raised ground floor, two-bedroom apartment in Sherwood Court, forming part of the impeccably maintained Riverside Plaza in Wandsworth. The open-plan kitchen and reception room is notably generous, designed for both everyday living and entertaining, with large windows framing direct views of the Thames. From here, and from the private balcony with timber decking, there are uninterrupted outlooks across moored boats and both up and down river, an ever-changing waterside backdrop. The principal bedroom includes built-in storage and a well-appointed en

suite bathroom. A second double bedroom is served by a separate family bathroom. Unusually for an apartment of this type, there is also a dedicated utility room, a practical addition that sets it apart within the development.

Riverside Plaza benefits from beautifully planted and painted communal gardens, direct river access, and a concierge service. Additionally an underground parking space is included. Residents also enjoy an on-site French bistro, La Gazette, bringing a neighbourhood feel to this established waterfront setting.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Open-plan kitchen and reception room**

**Built-in storage in the principal bedroom**

**Dedicated utility room**

**Communal garden**

**Concierge service**

**Underground parking space**

**Walking distance to Thames River**

**Excellent transport links from Wandsworth  
Town and Clapham Junction**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	921 sq. ft. / 85.86 sq. m.
<b>No. of bedrooms:</b>	2
<b>Council tax band:</b>	G - £1,650.12 per annum approx.
<b>Lease length:</b>	967 years remaining approx.
<b>Service charge:</b>	£3,000 per annum approx.

