



Waterside Point  
2 Anhalt Road, SW11

CHESTERTONS





A unique lateral apartment in one of Battersea's most imposing Riverside developments. Comprising 5 bedrooms and 5 bathrooms and 3300 square feet of internal living space and with unparalleled views of the river Thames and Albert Bridge.

Comprising of a large reception room with a large terrace facing the River and Albert Bridge, a separate kitchen with utility room, a vast master bedroom with large en-suite, walk in wardrobes and spacious private terrace, four further double bedrooms and a two further private terraces.

The property further also includes four underground secured parking spaces plus visitors parking, bespoke furniture, LED Lighting and is complete with Bang and Olufsen TV and sound system. Waterside point benefits from a 24 hour concierge service and is moments from both Battersea Park and Chelsea.

- Located in the exclusive Waterside Point Development.
- High Specification 6 bedroom lateral apartment.
- Unparalleled views of the river Thames.
- Walking distance to The Kings Road, Battersea Park Station and Queenstown Road Main Line Stations
- Four Off Street Parkina Spaces

Offers in excess of  
£7,500,000

Energy Efficiency Rating		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			
England, Scotland & Wales		84	86
EU Directive 2002/91/EC			

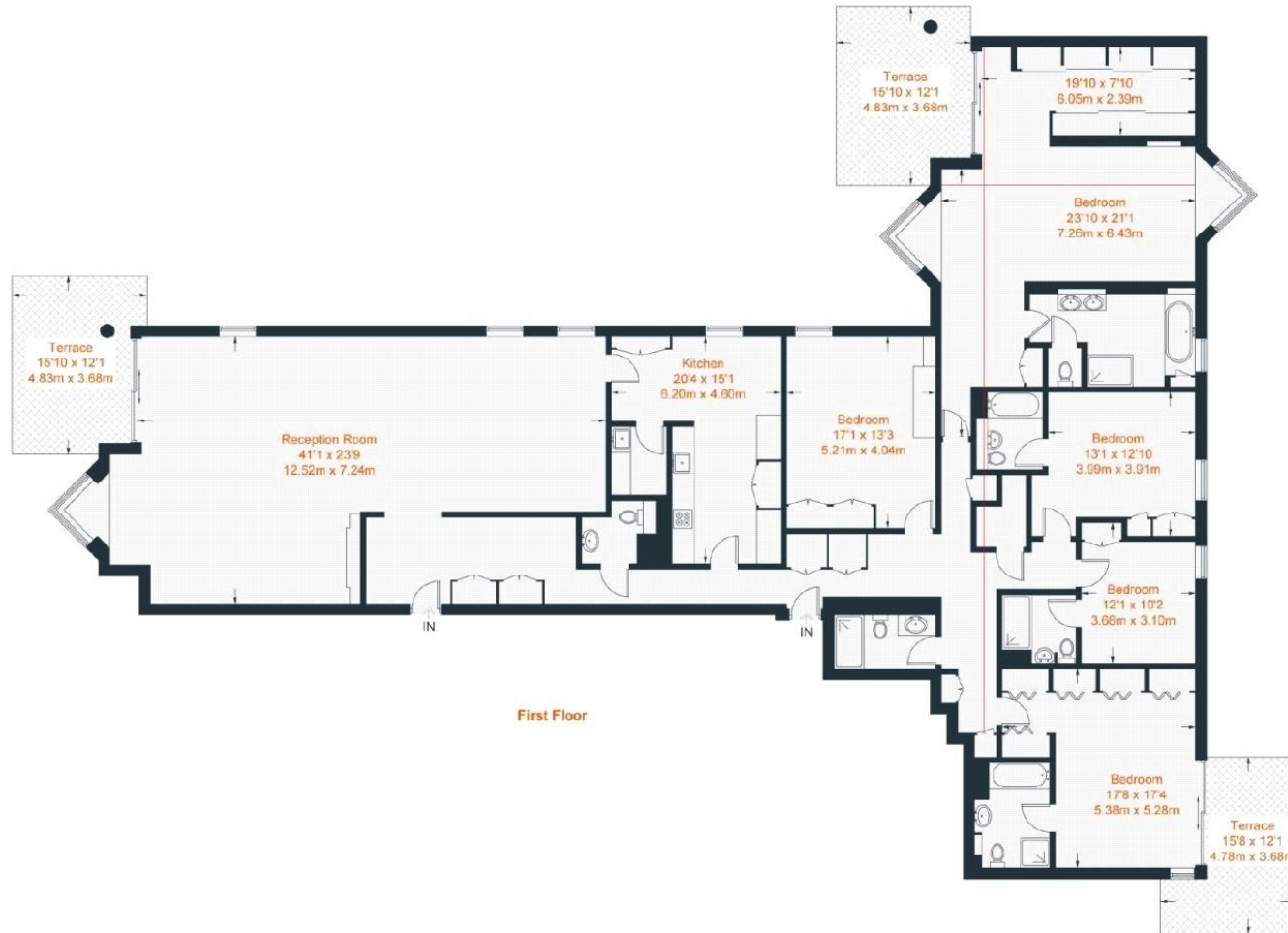
**Tenure:** Share of Freehold 981 years 7 months  
**Service Charge:** £24000  
**Ground Rent:** £0  
**Local Authority:** Wandsworth  
**Council Tax Band:** H

*Chestertons Battersea Park & Nine Elms Sales*

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# Waterside Point

Approximate Gross Internal Area = 3365 sq ft / 312.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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