

Queenstown Road | London, SW11



**Offers In Excess Of £425,000  
Leasehold**

- Fantastic Modern Apartment • One Bedroom • 23ft Open Plan Reception Room and Kitchen • 7th Floor • Stunning Views • Masses of Natural Light • Concierge Service • Opposite Battersea Park • Battersea Power Station Alongside • No Chain

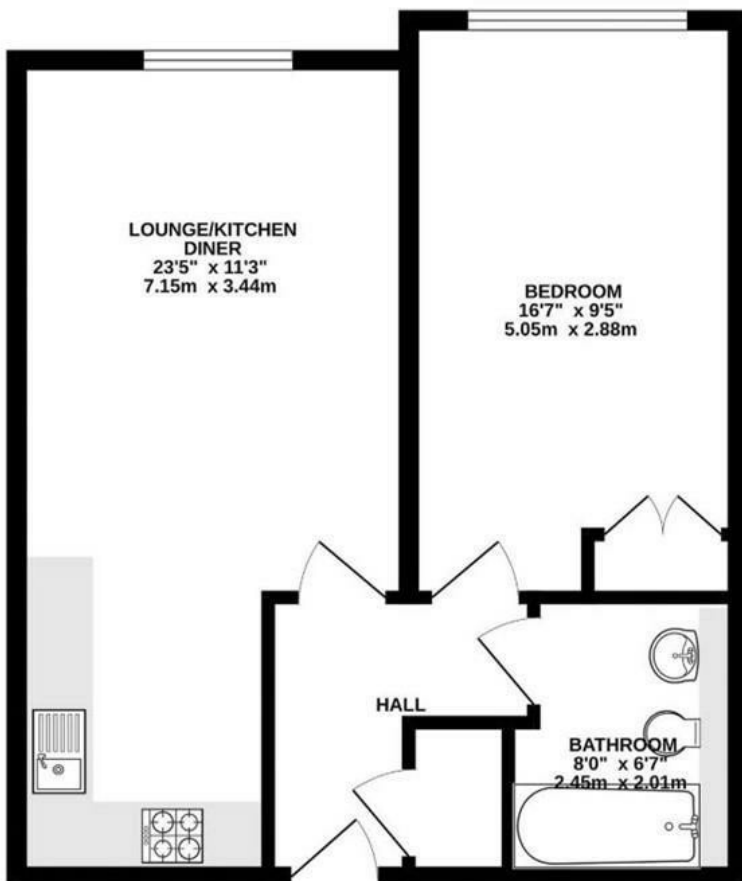
# Queenstown Road | London, SW11



Fantastic modern apartment in stunning riverside development alongside Chelsea Bridge. The accommodation comprises superb 23ft open plan reception room and fully integrated kitchen with ample dining space, large double bedroom and bathroom. Situated on the 7th floor it has masses of natural light and amazing views.

The development has concierge service, on-site shop and landscaped position directly opposite the wide open spaces of Battersea Park and Battersea Station with its huge range of shops, riverside bars, restaurants and cafes. Has excellent transport links with both Queenstown Road and Battersea Park Station (10 minutes to Waterloo and 5 minutes to Victoria) as well as the London Underground to the Power Station.

Has long lease of 166 years and Service Charge £355 Per Month which includes cleaners for communal areas and windows. Wandsworth Council Tax Band 12. Secure Underground car park (subject to availability, space not included).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
 64 Battersea Park Road, London, SW11 4JP  
**0207 720 1116**  
 info@edenharper.com  
 www.edenharper.com