



## Queenstown Road, Battersea, SW11

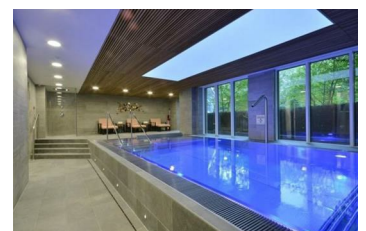
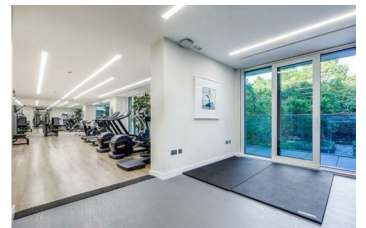
**£1,460,000**

A luxurious two bedroom flat situated on the fourth floor within a big development near Thames River and Battersea Park on Sopwith Way SW11.

The property comprises a bright reception room with a dining space, two private balconies, a modern open plan kitchen, two double bedrooms and two luxury bathrooms.

The property further benefits from 24-hour concierge, residents' gym, swimming pool, sauna, private balcony with communal gardens and Battersea Park.

The development is ideally located within walking distance to Battersea Park station and Queenstown Road station.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
100 kWh/m <sup>2</sup> /year (A)	100 kWh/m <sup>2</sup> /year (A)	100 g/m <sup>2</sup> /year (A)	100 g/m <sup>2</sup> /year (A)
100 kWh/m <sup>2</sup> /year (B)	100 kWh/m <sup>2</sup> /year (B)	100 g/m <sup>2</sup> /year (B)	100 g/m <sup>2</sup> /year (B)
100 kWh/m <sup>2</sup> /year (C)	100 kWh/m <sup>2</sup> /year (C)	100 g/m <sup>2</sup> /year (C)	100 g/m <sup>2</sup> /year (C)
100 kWh/m <sup>2</sup> /year (D)	100 kWh/m <sup>2</sup> /year (D)	100 g/m <sup>2</sup> /year (D)	100 g/m <sup>2</sup> /year (D)
100 kWh/m <sup>2</sup> /year (E)	100 kWh/m <sup>2</sup> /year (E)	100 g/m <sup>2</sup> /year (E)	100 g/m <sup>2</sup> /year (E)
100 kWh/m <sup>2</sup> /year (F)	100 kWh/m <sup>2</sup> /year (F)	100 g/m <sup>2</sup> /year (F)	100 g/m <sup>2</sup> /year (F)
100 kWh/m <sup>2</sup> /year (G)	100 kWh/m <sup>2</sup> /year (G)	100 g/m <sup>2</sup> /year (G)	100 g/m <sup>2</sup> /year (G)

Not energy efficient: Higher heating costs  
 Not environmentally friendly: Higher CO<sub>2</sub> emissions  
 England & Wales 2008/11/EC  
 England & Wales 2009/11/EC