



## **Flat 31, Atissima House Queenstown Road, Battersea, London, SW11 8BY**

**Guide Price £1,460,000**

Luxurious Riverside Living on Sopwith Way SW11

Welcome to the epitome of luxury living in this stunning two-bedroom flat situated on the fourth floor within a prestigious development near the Thames River and Battersea Park. Boasting elegant design, unparalleled amenities, and breathtaking views, this property offers a lifestyle of sophistication and comfort.

**Serene Waterfront Views:** Enjoy picturesque views of the Thames River and the lush greenery of Battersea Park from two private balconies, providing the perfect outdoor retreats to relax and unwind.

**Spacious and Elegant:** Step into a bright reception room with dining space, ideal for entertaining guests or enjoying intimate meals at home. The modern open-plan kitchen adds a touch of sophistication to everyday living.

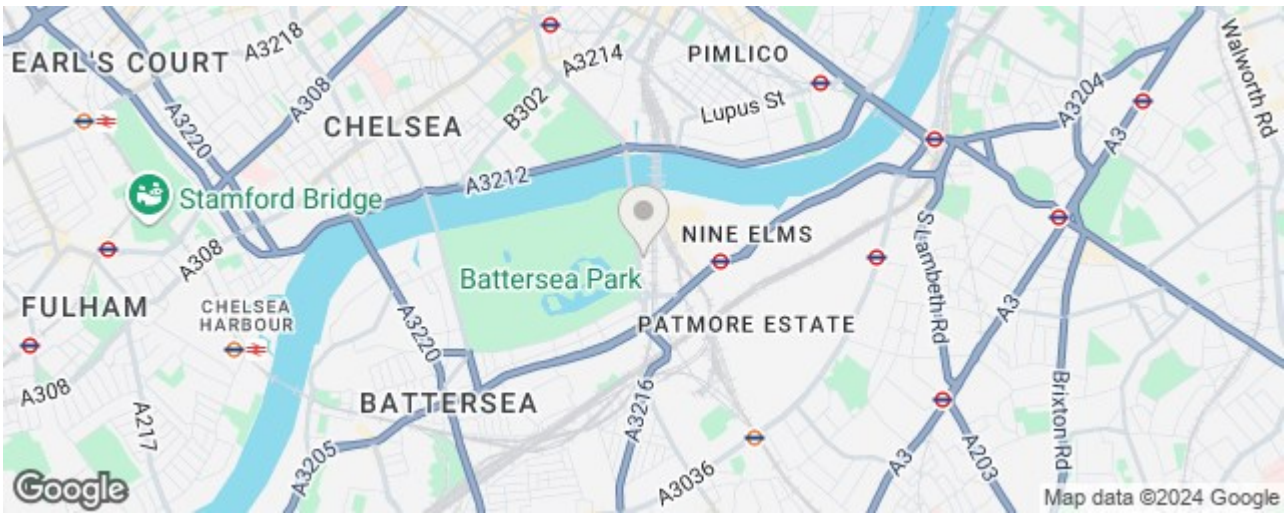
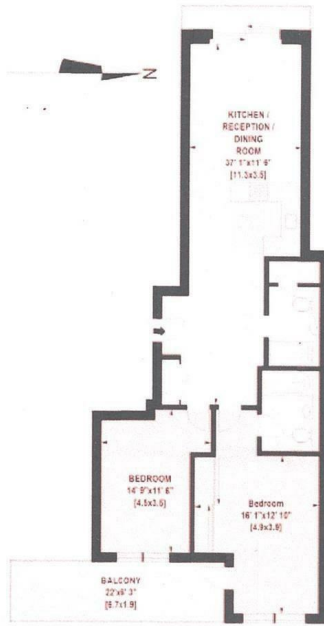
**Luxurious Living Spaces:** Two double bedrooms offer ample space and comfort, while two luxury bathrooms provide indulgent retreats for relaxation and rejuvenation.

**Premium Amenities:** Benefit from 24-hour concierge service, residents' gym, swimming pool, and sauna, enhancing your residential experience with convenience and wellness options.

**Prime Location:** Ideally located within walking distance to Battersea Park station and Queenstown Road station, enjoy easy access to central London and beyond for work or leisure activities.

Priced at £1,460,000, this luxurious flat presents a rare opportunity to own a piece of riverside elegance in one of London's most coveted locations. Contact us today to schedule a viewing and experience the epitome of luxurious riverside living firsthand.

Approximate Gross Internal Area: 86.6 Sq. metres  
911 Sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

Energy Efficiency Rating: 83 / 83  
Environmental Impact (CO<sub>2</sub>) Rating: 83 / 83