



Albion Riverside, London SW11

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# Park Farm Barn, Binfield, Berkshire RG40

This property is unique within this iconic building by Norman Foster, who arranged the internal layout for the current owner. Four flats were joined together to create an apartment that sits within the most desirable position within this modern and unusually shaped building. This ensures that the view from the principal rooms are unrivalled and the internal space maximised to its full potential.

The vast reception room has a cool white palette and encompasses a contrasting media snug in a spectrum of bold colours. In addition, a Verner Panton mirrored enclave with bubble chairs gives the impression of hanging over the River Thames. A funky lighting system forms the backdrop for this installation and creates a show stopping feature to this already jaw-dropping room. A spacious hallway, in fashionably dark hues, leads to the sleeping accommodation. Whilst the principal suite has impressive views of the River



**Guide price:** £9,000,000

**Tenure:** Leasehold

**Service charge:** £34,451 per annum, reviewed yearly

**Ground rent:** £34,451 per annum, reviewed yearly

**Local authority:** London Borough of Wandsworth

**Council tax band:** E

Thames and Albert Bridge, it also enjoys privacy by not being overlooked by other flats within the building. Further bedrooms are all en suite and there is also staff accommodation and a self-contained, one bedroom flat, ideal for guests or a relative of teenage or more senior years. The property further benefits from air cooling, Crestron controlled music and lighting system, a wine room, laundry room and a storage room. It has 4 parking spaces which are ideally located for access to the lift lobby.









## Location

Located on the south bank of the River Thames between Albert and Battersea Bridges in SW11 the building is within easy walking distance of Battersea Park and the shops and restaurants of Kings Road and Chelsea as well as Parkgate Road and Gordon Ramsey's London House restaurant.







An outstanding lateral apartment with unparalleled river views.



Albion Riverside,  
Hester Road, SW11  
Approximate Gross Internal Area  
557.65 sq m / 6,003 sq ft



Seventh Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
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**Knight Frank**

London

346 Queenstown Road

London

SW11 8BY

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Sian-Louise Tangney

+44 20 3866 2938

[sianlouise.tangney@knightfrank.com](mailto:sianlouise.tangney@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2022. Photographs and videos dated March 2022.

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