



Albion Riverside, London SW11



Albion Riverside, Battersea SW11

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: approximately 968 years remaining

Service charge: £63,912 per annum

Ground rent: £950 per annum

Local authority: London Borough of Wandsworth

Council tax band: E

The property further benefits from air cooling, Crestron controlled music and lighting system, a wine room, laundry room and a storage room.

The property offers four parking spaces which are ideally located for access to the lift lobby.



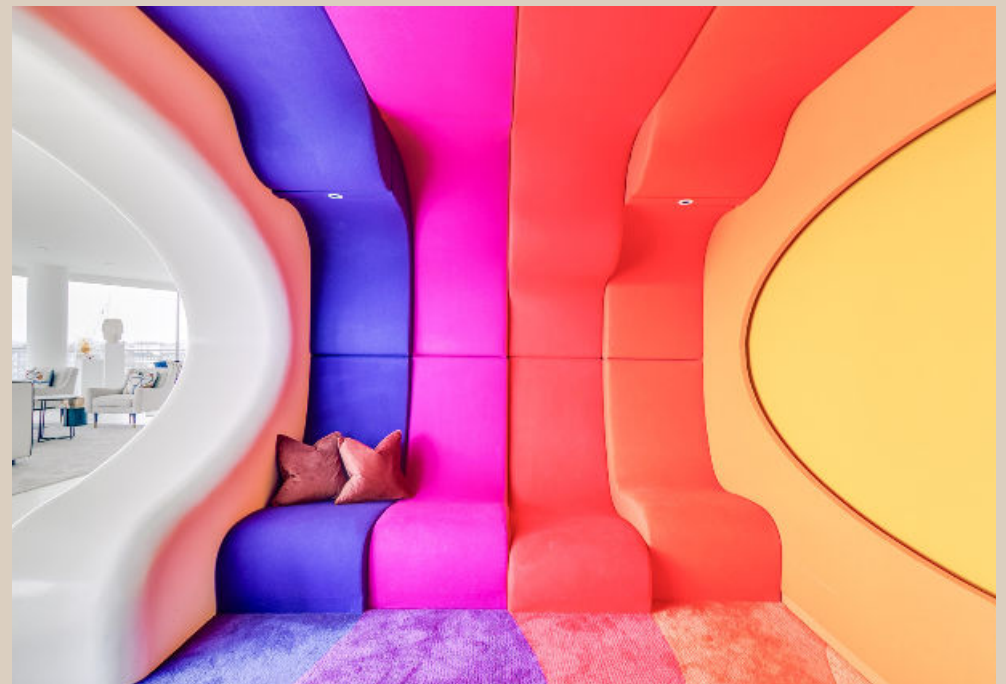






Location

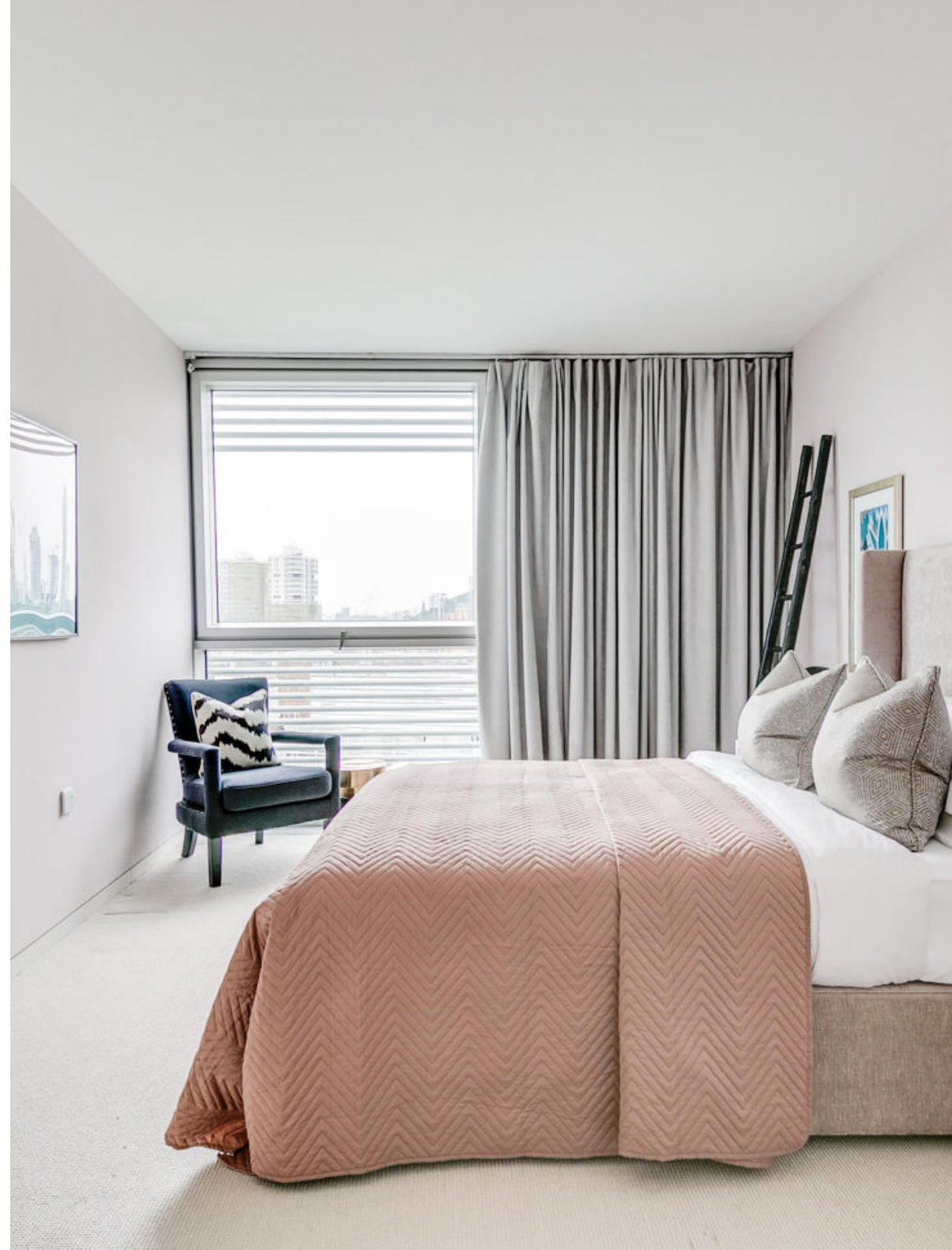
Located on the south bank of the River Thames between Albert and Battersea Bridges in SW11 the building is within easy walking distance of Battersea Park and the shops and restaurants of Kings Road and Chelsea as well as Parkgate Road and Gordon Ramsey's London House restaurant.







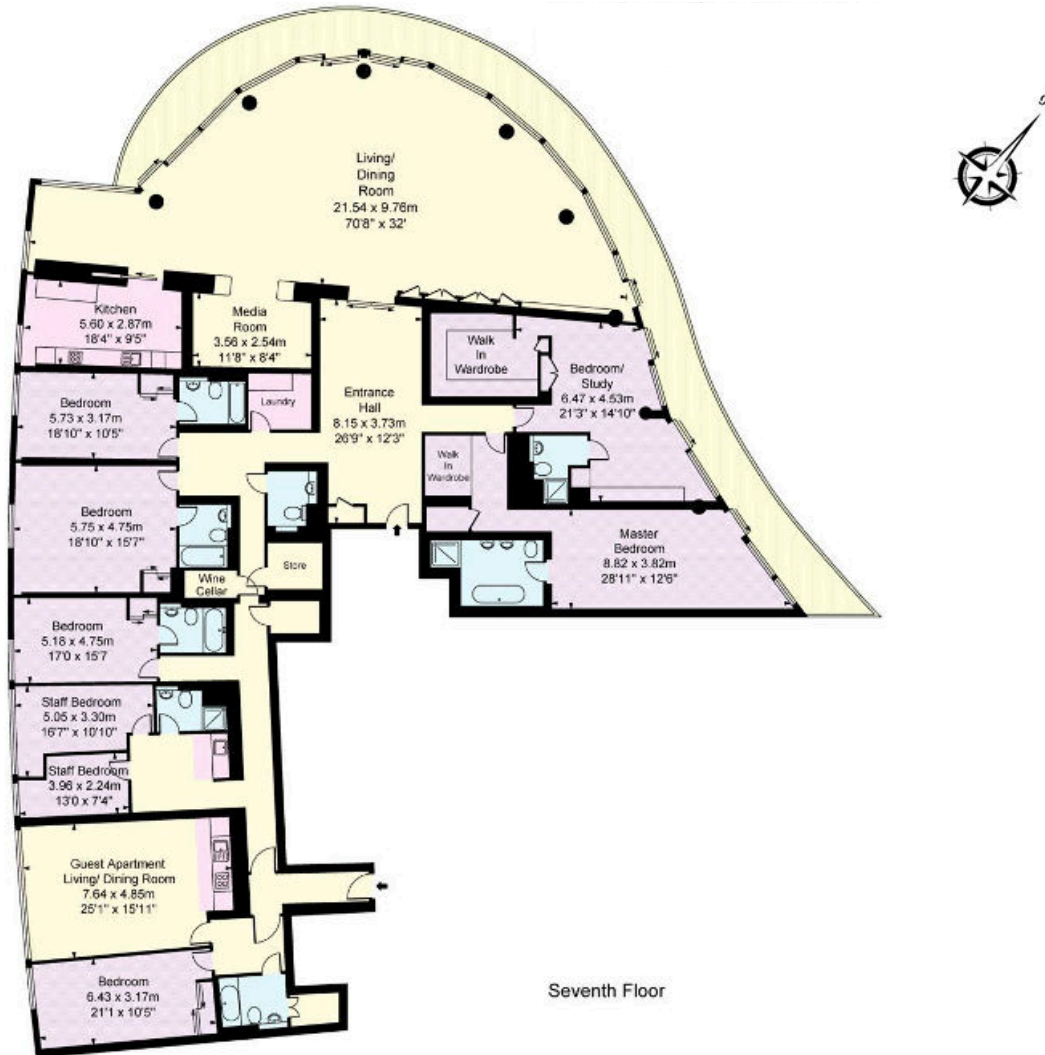
An outstanding lateral apartment with unparalleled river views.



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Approximate Gross Internal Floor Area
557 sq m / 6,003 sq ft

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.



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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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