



Sophora House, Queenstown Road, Battersea SW11

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# Sophora House

## Battersea SW11

Set on the second floor of this luxury modern development and boasting over 700 square foot of living space is this smart one bedroom, one bathroom apartment. The property offers the incoming purchaser an opportunity to purchase a truly turn-key ready home in one of the most sought-after developments south of the river.

This apartment comprises of one double bedroom and one bathroom as well as a spacious open plan kitchen and reception room. The property also benefits from access to a good sized private winter garden with impressive views of the new Battersea Power Station development. This light and airy apartment has been expertly planned with exceptional attention to detail. With magnificent large windows, superb finishes and quality engineered timber flooring, the living areas are truly impressive.



**Guide price:** £800,000

**Tenure:** Leasehold: approximately 992 years remaining

**Service charge:** £5,170 per annum, reviewed yearly, next review due 2024

**Ground rent:** £500 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Wandsworth

**Council tax band:** E

Onsite amenities include a 24-hour concierge, gymnasium, hydro spa, two stunning landscaped gardens; one a sunken courtyard space, the other a landscaped courtyard at street level.

The property is located directly opposite Battersea Park and is a short walk away from Queenstown Road and Battersea Park rail stations, running into Waterloo and London Victoria, as well as being within walking distance to the new Northern Line extension at Battersea Power Station.

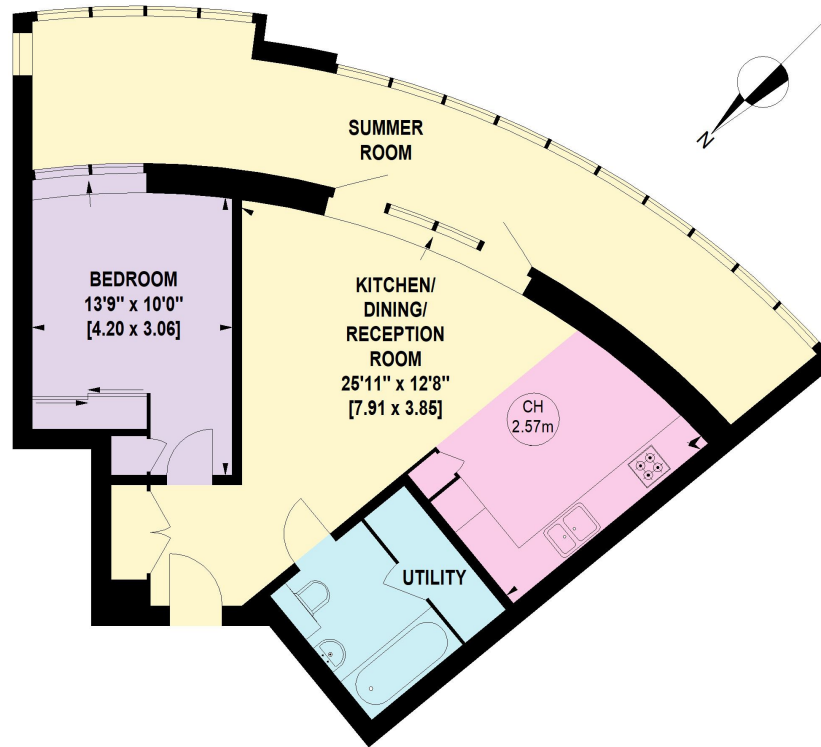
This area also proves popular due to its' proximity to the King's Road, Sloane Square and Victoria, either on foot or by the regular bus services serving the area. The immediate area offers a variety of leisure facilities and amenities including being a short distance from the amazing, newly opened retail space inside the iconic Battersea Power Station. All times and distances are approximate.



**Approximate Gross Internal Area :** 78.97 Sq. metres  
**(Including Summer House)** 850 Sq. feet  
**Summer House Area :** 23.23 Sq. metres  
250 Sq. feet

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.

**Key :**  
CH - Ceiling Height



**SECOND FLOOR**

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I would be delighted to tell you more

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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 December 2022. Photographs and videos dated December 2022.

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