



Sophora House, Queenstown Road **SW11**



Sophora House

Queenstown Road SW11

A smart one bedroom apartment on the ground floor of a modern luxury development and boasting over 620 square feet of living space is and a private patio.

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 one double bedroom, one bathroom, and a spacious open plan kitchen and reception room.

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



Guide price: £950,000

Tenure: Leasehold: approximately 991 years remaining

Service charge: £4,942 per annum, reviewed yearly, next review due 2024

Ground rent: £700 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: E



Location

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 beyond, as well as being within walking distance to the new Northern Line extension at Battersea Power Station .

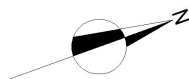
This area also proves popular due to its' proximity to the King's Road, Sloane Square and Victoria, either on foot or by the regular bus services serving the area. Families will benefit from the excellent schooling nearby, such as Newton Prep or Thomas's. All times and distances are approximate.



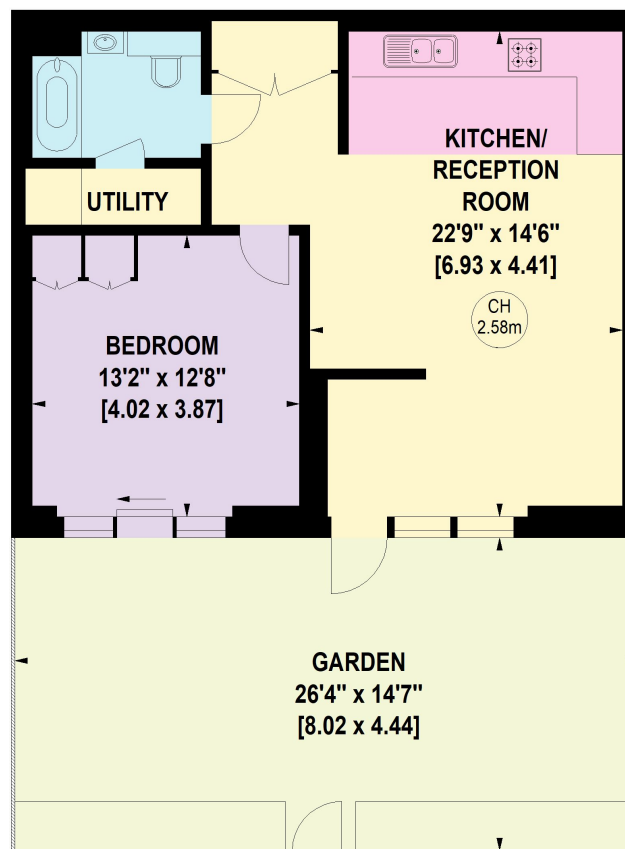
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Approximate Gross Internal Area : 57.88 Sq. metres
623 Sq. feet

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



GROUND FLOOR

Knight Frank

Battersea & Riverside Sales

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We 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 March 2023. Photographs and videos dated March 2023.

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