



The Bridge, Queenstown Road, Battersea SW11



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A unique opportunity to acquire an apartment of approximately 2,870 sq ft facing directly to Battersea Park.

Offering five bedrooms, four bathrooms this luxurious high-end property is a rare find. With Italian marble throughout and bespoke interior pieces from Poliform, Minotti and Antonio Lupi the generously sized living spaces and bedrooms are dressed impeccably.

With floor-to-ceiling windows throughout, the property is flooded with natural light and the kitchen is fully equipped with Miele appliances.

The reception room has been cleverly designed to be split, to add an element of privacy, or the option for a cigar room or library.



Guide price: £8,550,000

Tenure: Leasehold: approximately 102 years remaining

Service charge: £21,200 per annum, reviewed annually

Ground rent: £300 per annum, reviewed annually

Local authority: London Borough of Wandsworth

Council tax band: H

The property boasts five double bedrooms, three being en suite and the primary suite has a spa experience bathroom, with a Poliform walk-in wardrobe.

Additionally the property is equipped with air-conditioning, a separate utility room, potential for sectioning off staff quarters, exceptional storage and two underground parking spaces.

Residents benefit from 24-hour concierge and communal gardens.





Location

The Bridge is located on the south side of the River Thames by Chelsea Bridge, adjacent to Battersea Park and within a short distance to Battersea Power Station. The property is located directly opposite Battersea Park and is only 0.2 miles from Queenstown Road and Battersea Park rail station for Waterloo and beyond, as well as being within 0.5 miles to the new Northern Line extension at Battersea Power Station.

Regular bus links are found on Queenstown Road and Sloane Square underground station (Circle and District lines, zone 1) is 0.7 miles away. All times and distances are approximate.



This area proves popular due to its' proximity to the King's Road, Sloane Square and Victoria. Families will also benefit from the excellent schooling nearby, such as Newton Prep or Thomas's.





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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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 November 2022. Photographs and videos dated November 2022.

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