



Albion Riverside, Hester Road, Battersea SW11

---



# Albion Riverside, Hester Road, Battersea SW11

An exceptional newly refurbished seventh-floor lateral apartment with excellent views. A turn-key standard throughout in this prestigious Norman Foster designed riverside development.

Totalling approximately 1061 sq ft (99 sq m) of contemporary living space. The open-plan kitchen and reception room provide an ideal space for entertaining.

The apartment offers of a primary bedroom with a generously sized en suite bathroom, a second double bedroom and separate family bathroom. Further benefits include a 24hr security, concierge services, an indoor swimming pool, gymnasium and gardens.



**Guide price:** £975,000

**Tenure:** Leasehold: approximately 968 years remaining

**Service charge:** £12,730.88 per annum, reviewed every year, next review due 2025

**Ground rent:** £275 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Wandsworth

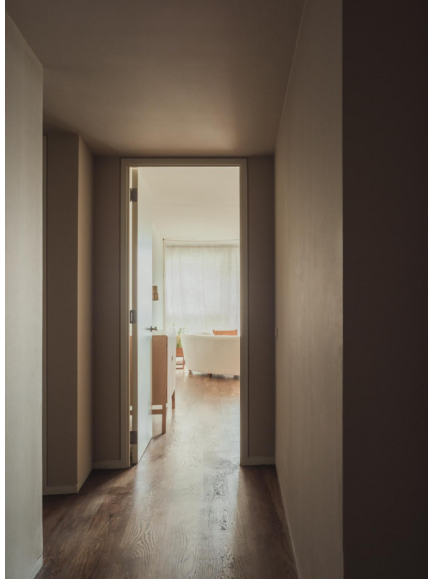
**Council tax band:** G

## 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, the shops and restaurants of Kings Road and Chelsea. As well as Parkgate Road and Gordon Ramsey's London House restaurant.

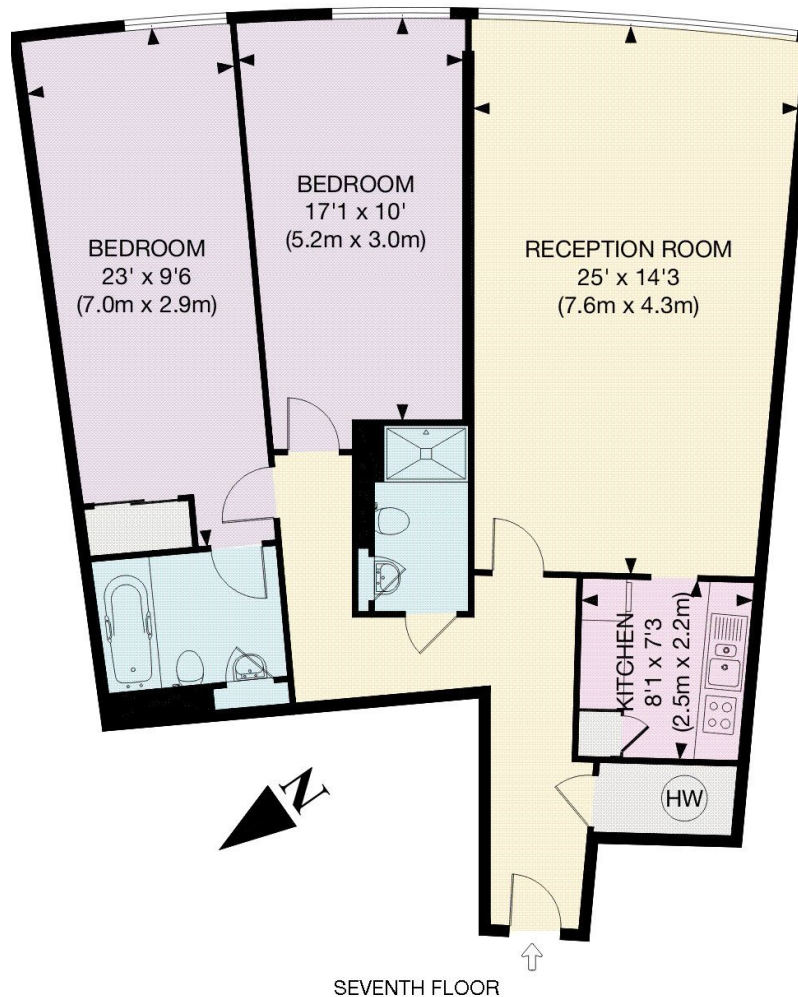
We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.





An exceptional turn-key apartment in a prestigious development.





**Approximate Gross Internal Floor Area  
99 sq m / 1061 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.

**Knight Frank**  
**Battersea & Riverside**  
 346 Queenstown Road  
 London  
 SW11 8BY  
[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more**  
**Sian-Louise Tangney**  
 020 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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated May 2023. Photographs and videos dated May 2023.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.