



Faraday House, Battersea SW11



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Cleverly designed, the apartment has light filled living spaces with a large reception room, flowing through to the fully fitted kitchen and dining area. Sliding glass doors give direct access to a full length balconies. The east-facing bedroom also has a balcony overlooking the private resident's gardens, and integrated wardrobes with en suite. The second bedroom has a fitted wardrobe and direct access on to the west facing balcony. Off of the hallway is a guest bathroom. the apartment also benefits from heating and comfort cooling.

One of the most stylish new developments, Battersea Power Station, has a plethora of excellent amenities including a residents health and fitness spa with a swimming pool, sauna, 24-hour concierge, working facilities and cinema. he apartment also comes with a private underground parking space.



Guide price: £1,075,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £5,850 per annum, reviewed yearly, next review due 2024

Ground rent: £600 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

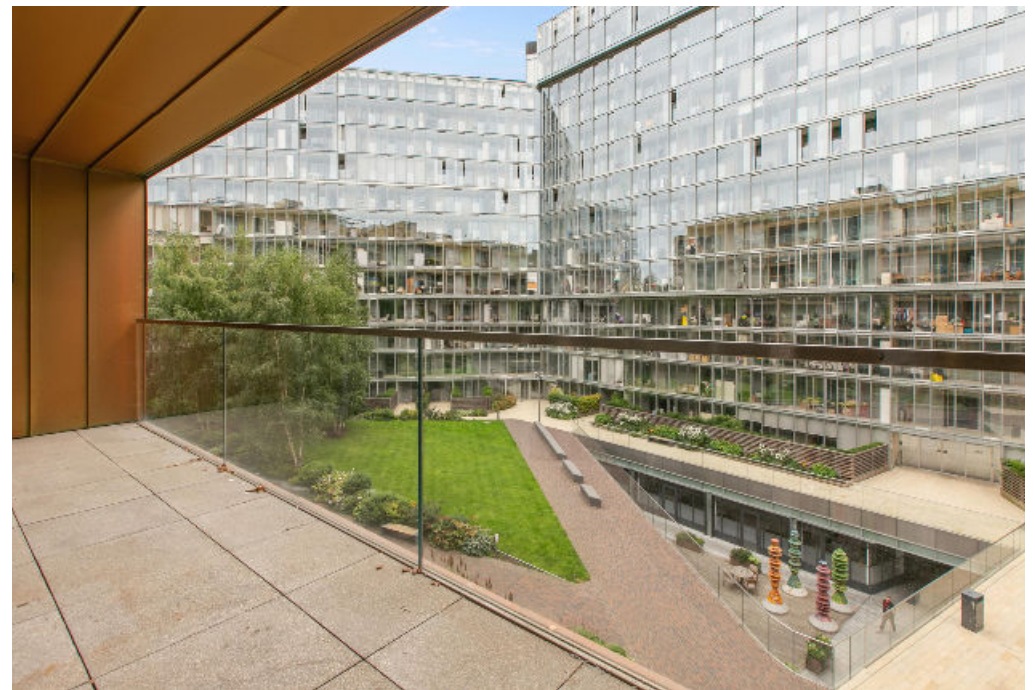
Council tax band: F

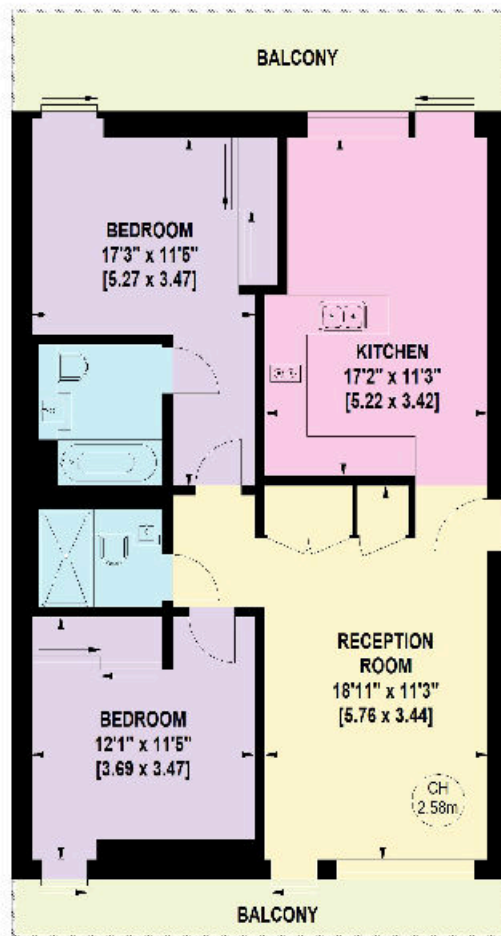
Location

The property is located directly near Battersea Park and is a short walk away from Queenstown Road and Battersea Park rail stations, running into Waterloo and beyond. As well as a short walk 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. The immediate area offers a variety of leisure facilities and amenities including the newly opened retail space inside the iconic Battersea Power Station.







FOURTH FLOOR

**Faraday House,
Aurora Gardens, SW11**

Approximate Gross Internal Area : 76.74 Sq. metres
826 Sq. feet

Key :
CH - Ceiling Height



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We would be delighted to tell you more

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**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**



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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