



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. There is a private underground parking space available by separate negotiation.

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.



Guide price: £1,000,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £5,850 per annum

Ground rent: £600 per annum

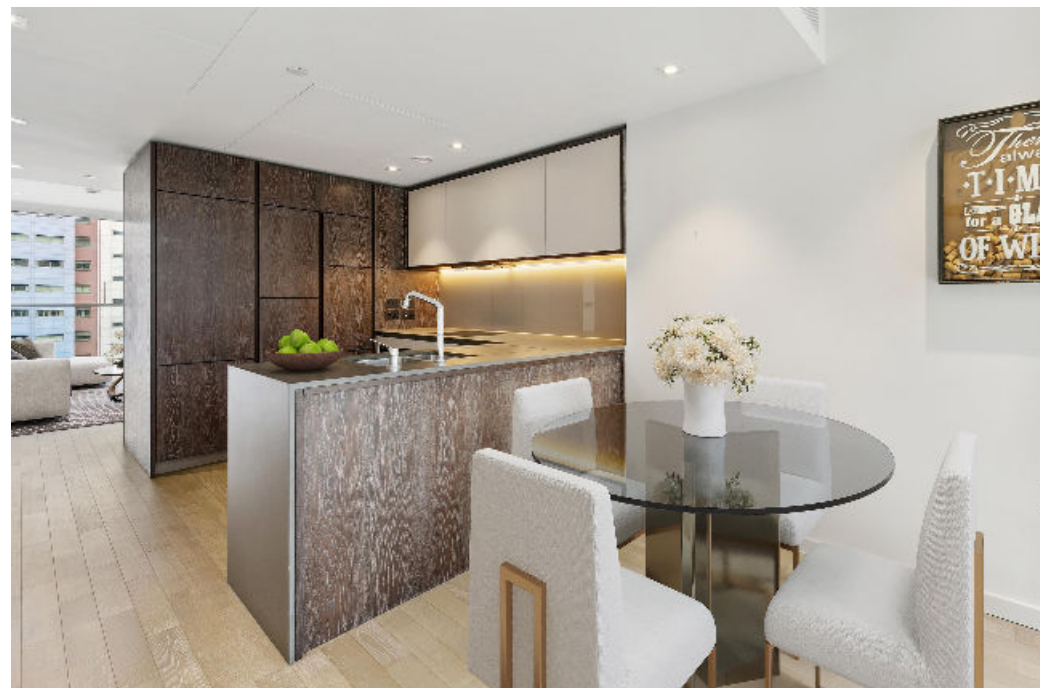
Local authority: London Borough of Wandsworth

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.

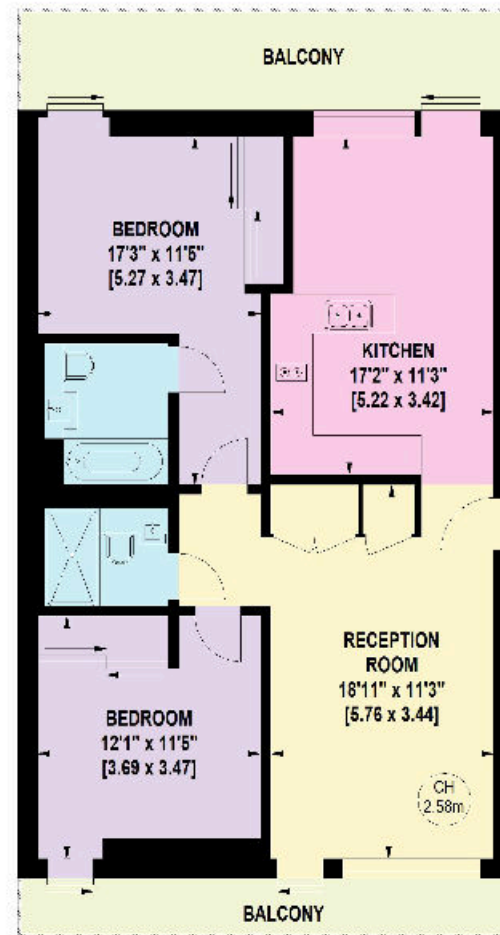




Faraday House, Aurora Gardens, SW11

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

Key :
CH - Ceiling Height



FOURTH FLOOR

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

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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 August 2023. Photographs and videos dated August 2023.

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