



Thameswalk Apartments, Battersea, London SW11



Thameswalk Apartments, Battersea SW11

Set over two floors and boasting over 1,290 sq ft of living space is this large two bedroom apartment in an well sought after riverside development.

The property is situated on the second and third floors of the building. The second floor comprises of a large kitchen which is well fitted with integrated appliances as well all an abundance of smart built-in storage. Through here you access the bright lounge which gets flooded with natural light from the large, floor-to-ceiling windows. These also provide access to one of two private balconies which offer excellent views of the River Thames.



Guide price: £1,100,000

Tenure: Leasehold: approximately 995 years remaining

Service charge: £4,675.04 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: G

On the third floor are two very spacious double bedrooms which both feature ample integrated storage as well as an en suite bathroom/shower room. The larger bedroom benefits from direct access to another river-facing private balcony. The property is being sold with a secure off street car parking space.

Location

Thames Walk Apartments is located close to Battersea Bridge on the south bank of the river. Chelsea and the Kings Road is a short walk away. Clapham Junction is the closest rail station for quick links to London Waterloo and London Victoria.






HESTER ROAD, SW11

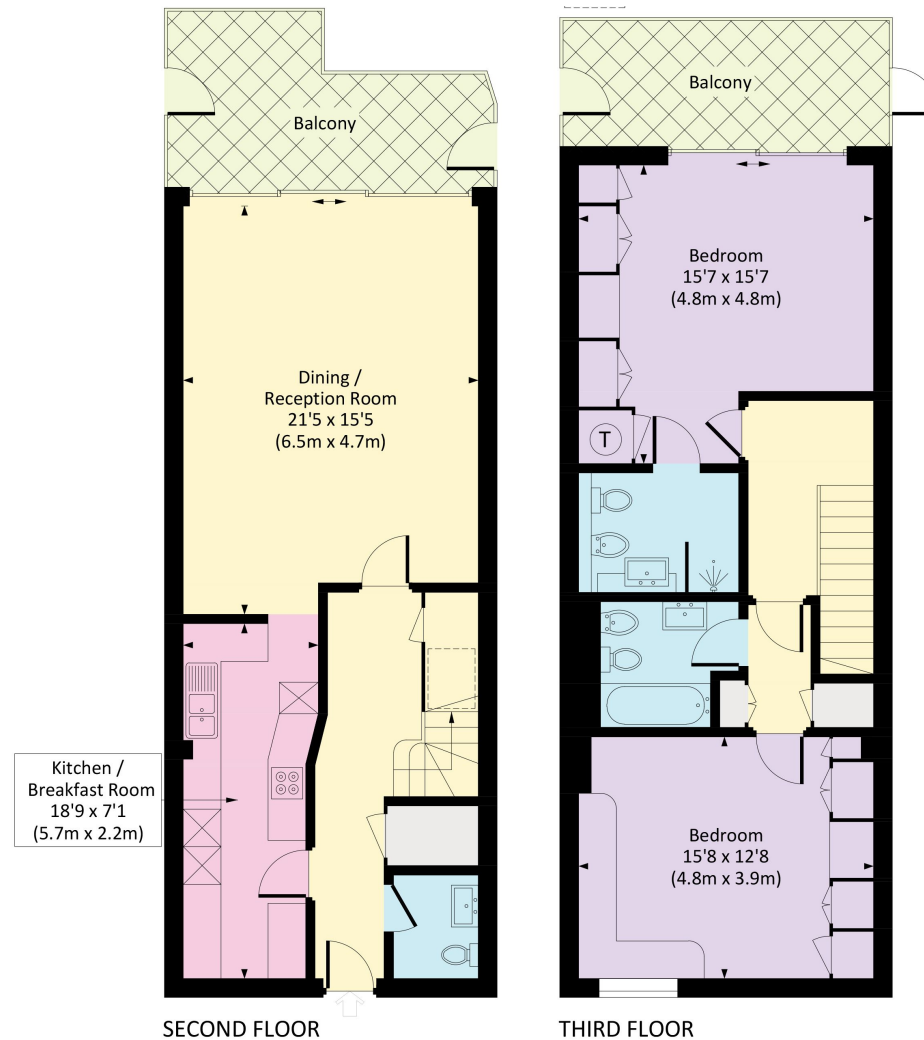
Approx. gross internal area

1281 Sq Ft. / 119.0 Sq M.

10 Sq Ft. / 0.9 Sq M. Reduced Headroom

1291 Sq Ft. / 119.9 Sq M. Including Reduced Headroom

 = Reduced headroom below 1.5m / 5'0"



Knight Frank

Battersea & Riverside Sales

346 Queenstown Road

London

SW11 8BY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@knightfrank.com

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.



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 2024. Photographs and videos dated May 2024.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.