



Kingsway Square,  
Battersea Park Road **SW11**

---





# Kingsway Square, Battersea Park Road **SW11**

Set over two stories and approximately over 1,550 square feet of living space is this impressive three bedroom apartment. Located in a beautiful university conversion moments from Battersea Park, this property offers the incoming purchaser the opportunity to secure a turn-key ready home in an excellent location.

\*Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £1,400,000

**Tenure:** Leasehold: approximately 107 years remaining

**Service charge:** £10,553.14 per annum, reviewed yearly \*

**Ground rent:** £671.30 per annum, reviewed yearly \*

**Local authority:** London Borough of Wandsworth

**Council tax band:** G



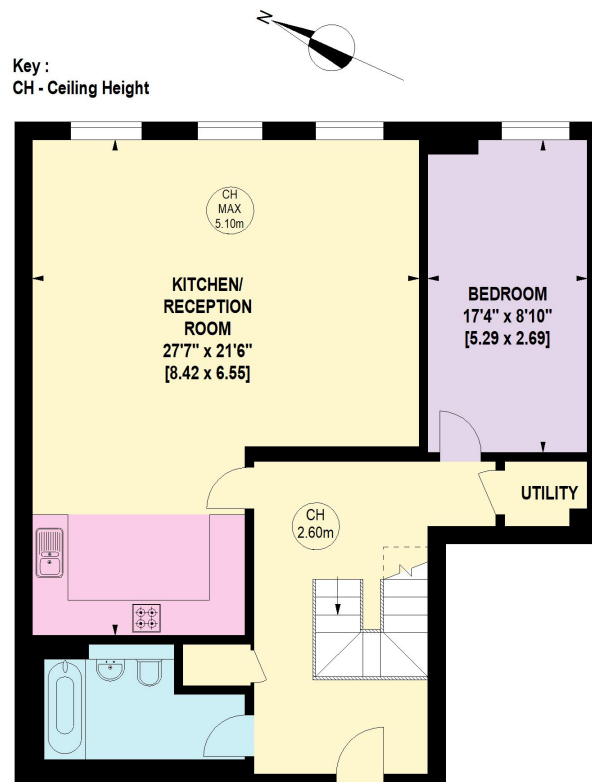
The accommodation on the third floor consists of two double bedrooms, which both feature en suite shower rooms. Beautiful wooden flooring and high ceilings are some of the striking features on display. Downstairs there is a further double bedroom and family bathroom. The reception room gets bathed in the morning sun via the large windows and the double height ceilings give the impression of vast space. The kitchen is well equipped with integrated appliances as well as plenty of built in storage. The development benefits from 24 hour concierge as well as the use of a huge communal roof terrace offering panoramic views of London.





# Kingsway Square, Battersea Park Road SW11

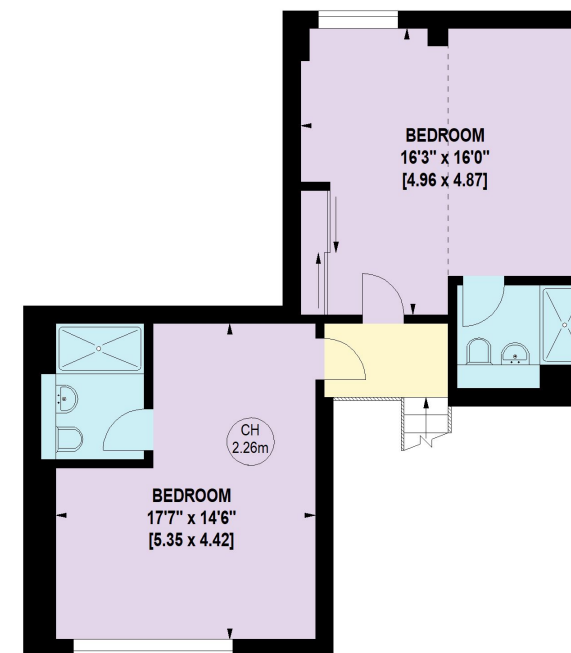
Kingsway Square is ideally located on Battersea Park Road and is within very easy reach of the Park. The Newly opened shops, restaurants and cinemas of Battersea Power Station are only 0.9 miles away. The closest transport links are Queenstown Road overground, which serves Vauxhall and London Waterloo. Battersea Park Overground, which serves London Victoria and the Northern Line Underground at Battersea Power Station. The 344 bus stops right outside the development, which serves Liverpool Street.



SECOND FLOOR

## Approximate Gross Internal Floor Area 144.18 sq m / 1552 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.



THIRD FLOOR

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](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 June 2023. Photographs and videos dated June 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.

