



The Bridge, Queenstown Road, Battersea SW11



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A unique opportunity to acquire an apartment of approximately 7,400 sq ft directly facing Battersea Park and with views of Battersea Power Station.

Offering nine bedrooms, nine bathrooms, this luxurious high-end property is a rare find and with three generously sized living rooms is ideal for entertaining.

The property is flooded with natural light with floor-to-ceiling sliding doors throughout. All reception rooms and bedrooms have access to a balcony covering the length of the apartment. The property boasts eight en suite double bedrooms, five of which have walk-in dressing rooms.



Guide price: £6,000,000

Tenure: Leasehold: approximately 101 years remaining

Service charge: £75,911.34 per annum, reviewed every year, next review due January 2025

Ground rent: £1,500 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: H





Additionally the property is equipped with air-conditioning, a separate utility room, exceptional storage, five car parking spaces and has the potential for sectioning off staff quarters. Residents will also benefit from a 24-hour concierge and communal gardens.

The property is well served by public transport with Battersea Park station (Overground and Southern), Queenstown Road station (South Western Rail) and the new Battersea Power Station Underground Station (Northern Line) all being within a 10-minute walk of the property. Regular bus links are found on Queenstown Road and Sloane Square Underground Station (Circle and District Lines) is also 0.7 miles away. All times and distances are approximate.

The area proves popular due to its proximity to the King's Road, Sloane Square and Victoria as well as world class schools such as Garden House School, Francis Holland School, Thomas's Battersea, L'Ecole de Battersea and Newton Prep. Families will also benefit from a variety of leisure facilities and green space within Battersea Park itself alongside the shops, bars and restaurants at Battersea Power Station.



We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.





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**Approximate Gross Internal Floor Area
687 sq m / 7,395 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.



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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 October 2024. Photographs and videos dated October 2024.

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