



Centurion Building, Queenstown Road SW11



Centurion Building

Queenstown Road SW11

This lovely two bedroom lateral apartment is located in the popular Chelsea Bridge Wharf development in Battersea. The fourth floor property boasts floor to ceiling windows which offer an impressive view of the River Thames, and allow an abundance of natural light to fill the room.

The apartment, which is approximately 1029 sq ft, comprises a spacious open-plan kitchen and living room, two double bedrooms, one of which benefits from having a walk in wardrobe and an ensuite bathroom, and there is a separate shower room. The balcony can be accessed from the living room and main bedroom and enjoys wonderful sunsets given its westerly aspect.



Guide price: £1,300,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £6,847.42 per annum, reviewed every year, next review due 2025

Ground rent: £600 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Wandsworth

Council tax band: G



Location description

Chelsea Bridge Wharf is located on the south side of the River Thames, right next to Chelsea Bridge and just seconds from the beautiful green spaces of Battersea Park. When it comes to leisure, the iconic newly developed Battersea Power Station is a short stroll away, benefitting from new shopping, restaurants and further amenities, as well as a new underground extension to the Northern Line. Sloane Square underground station (Circle and District lines, zone 1), and Queenstown Road and Battersea Park over ground stations for quick links to Waterloo, are all within walking distance. Buses run regularly just outside the development on Queenstown Road and the river bus departs from Battersea Power Station pier, taking you straight to Central London and Canary Wharf. The property is also benefits from being located within walking distance to the shops and restaurants that Chelsea and Knightsbridge have to offer.

Additional information

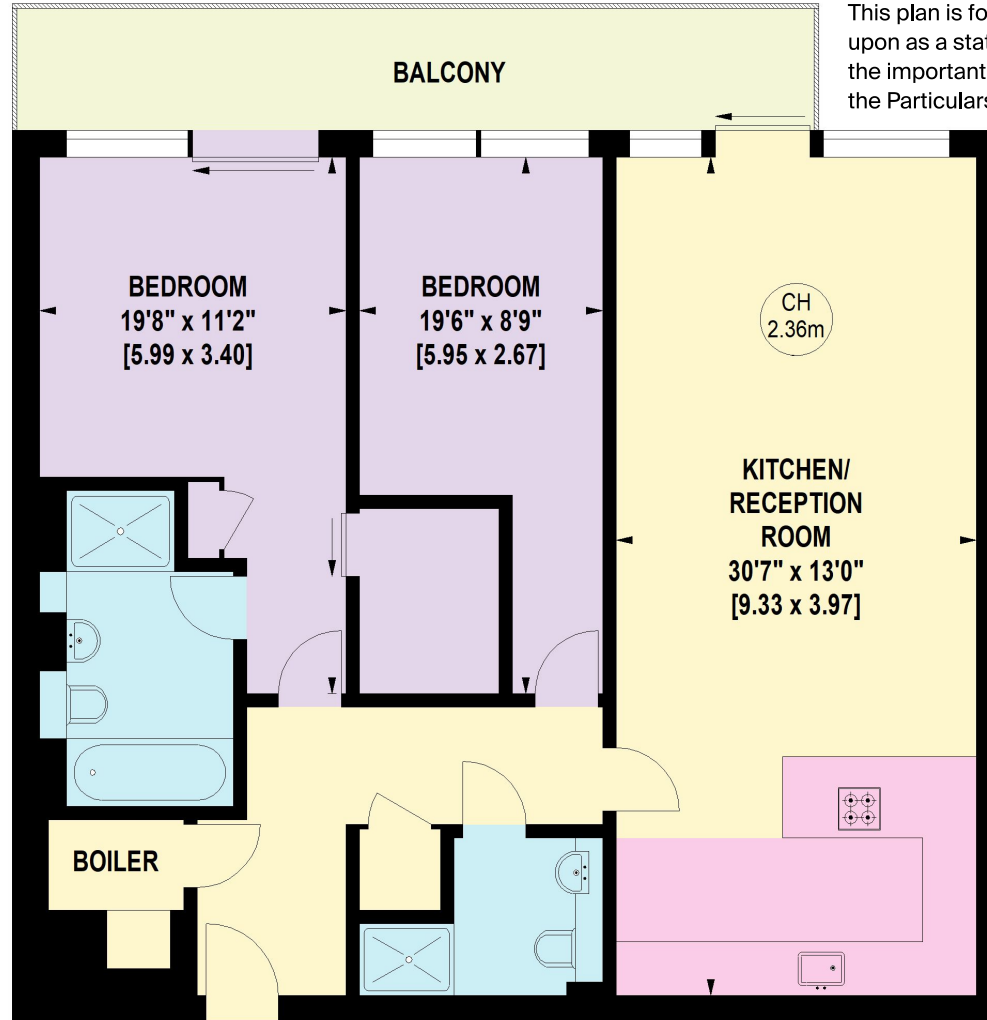
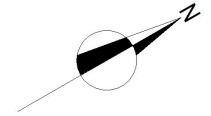
We have been informed that the building has been constructed using some combustibile materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.





Centurion Building, SW11

Approximate gross internal area 95.59 sq m / 1029 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.

FOURTH FLOOR

Knight Frank

Battersea & Riverside

346 Queenstown Road

London

SW11 8BY

Sarah Bennett

020 3866 2924

sarah.bennett@knightfrank.com

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

Your partners in property



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 February 2024. Photographs and videos dated February 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.