



Howard Building, Chelsea Bridge Wharf SW11



# Howard Building, Battersea SW11

This exceptional two double bedroom property is arranged over the fifth floor of a contemporary development next to the river. The current owners have refurbished the apartment throughout with great attention to detail to create a stylish, yet practical home.

The open-plan kitchen living room is a fabulous space for entertaining; there is a fully integrated kitchen with a breakfast bar, wood flooring, and this room opens out to a south-west facing balcony which boasts views of the River Thames. There are two double bedrooms, one of which benefits from having a walk-in wardrobe and an en-suite bathroom, and there is a separate shower room. Both bedrooms have superb views of the River Thames, Battersea Power Station and the Shard.



**Guide price:** £950,000

**Tenure:** Leasehold: approximately 975 years remaining

**Service charge:** £7,035 per annum, reviewed yearly, next review due 2024

**Ground rent:** £500 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Wandsworth

**Council tax band:** F

## Location

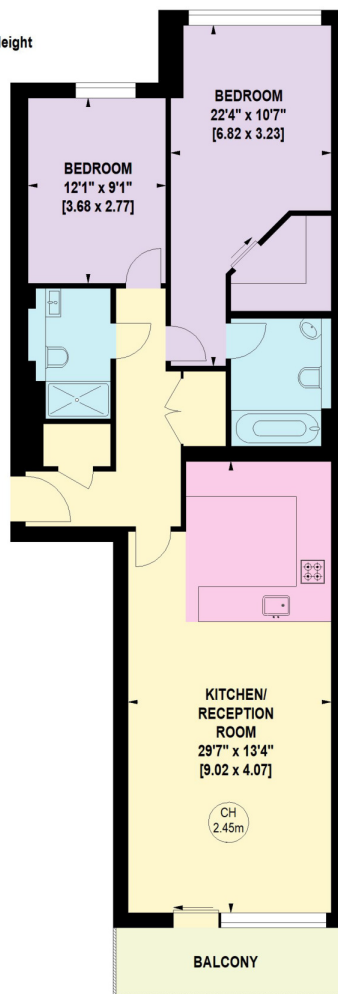
Chelsea Bridge Wharf is located on the south side of the River Thames, right next to Chelsea Bridge. The beautiful Battersea Park is located within 50 yards from the ground floor of the Howard Building. The Battersea Power Station development is within 100 away, benefiting from new shopping, restaurants & further amenities as well as a new extension to the Northern Line. Sloane Square underground station (Circle and District lines, zone 1), Queenstown Road and Battersea Park rail station for quick links to Waterloo are within walking distance. Buses run regularly just outside the development. The location is also very convenient for shops and restaurants of Chelsea and Knightsbridge.





A beautiful  
apartment next to  
the river in Chelsea  
Bridge Wharf, SW11.

Key :  
CH - Ceiling Height



FIFTH FLOOR

## HOWARD BUILDING

Approximate Gross Internal Area : 87.23 Sq. metres  
939 Sq. feet

**Knight Frank**

**Battersea & Riverside Sales**

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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 September 2023. Photographs and videos dated September 2023.

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