



The Bridge, Queenstown Road, Battersea SW11



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This impressive triplex penthouse apartment boasts outstanding views of Battersea Park, Battersea Power Station, and the West London skyline. Spread over approximately 4,200 sq ft of the eighth, ninth, and tenth floors of a contemporary development and featuring three superb roof terraces, this apartment offers the perfect space for family living and entertaining inside and out.

On the lowest level, there are three spacious bedrooms, all of which benefit from having ensuite bathrooms and direct access to a wraparound terrace. The primary bedroom features a fabulous dressing room and a westerly aspect.



Guide price: £6,000,000

Service charge: £36,000 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: H







Upstairs you will find an elegant bespoke kitchen with sleek integrated appliances and a breakfast bar, a powder room, and an astonishing 46 ft reception room with stairs leading up through an atrium to the top floor for the very best views. The property is flooded with natural light, and benefits from 24 hour concierge, two underground secure parking spaces, cherry wood floors and doors, and underfloor heating and comfort cooling/warming.

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.





Overlooking
Battersea Park.



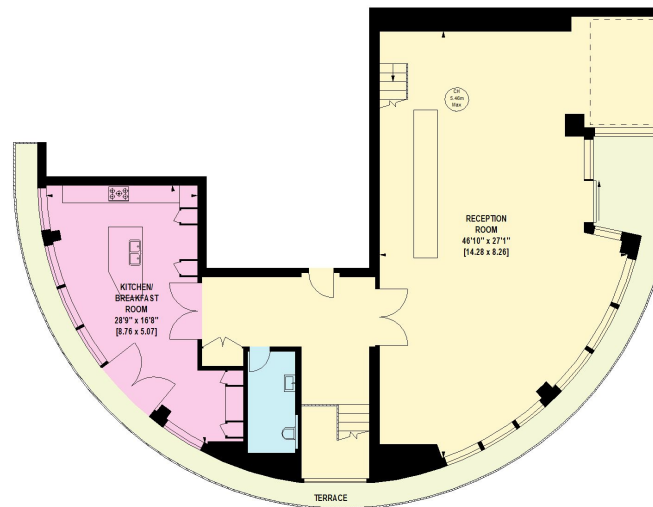
The Bridge, Queenstown Road, SW11

Approximate Gross Internal Area :
(Excluding Void)

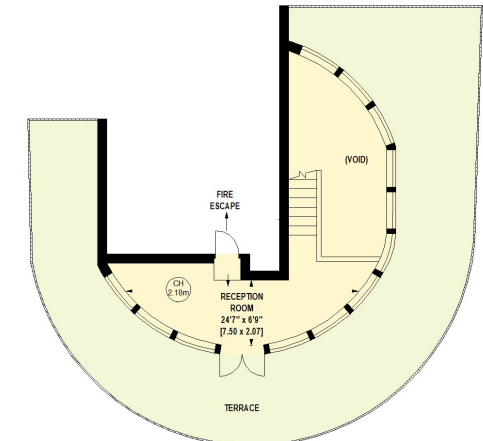
391.76 Sq. metres
4217 Sq. fee



EIGHTH FLOOR



NINTH FLOOR



TENTH FLOOR

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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 November 2023. Photographs and videos dated November 2023.

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