

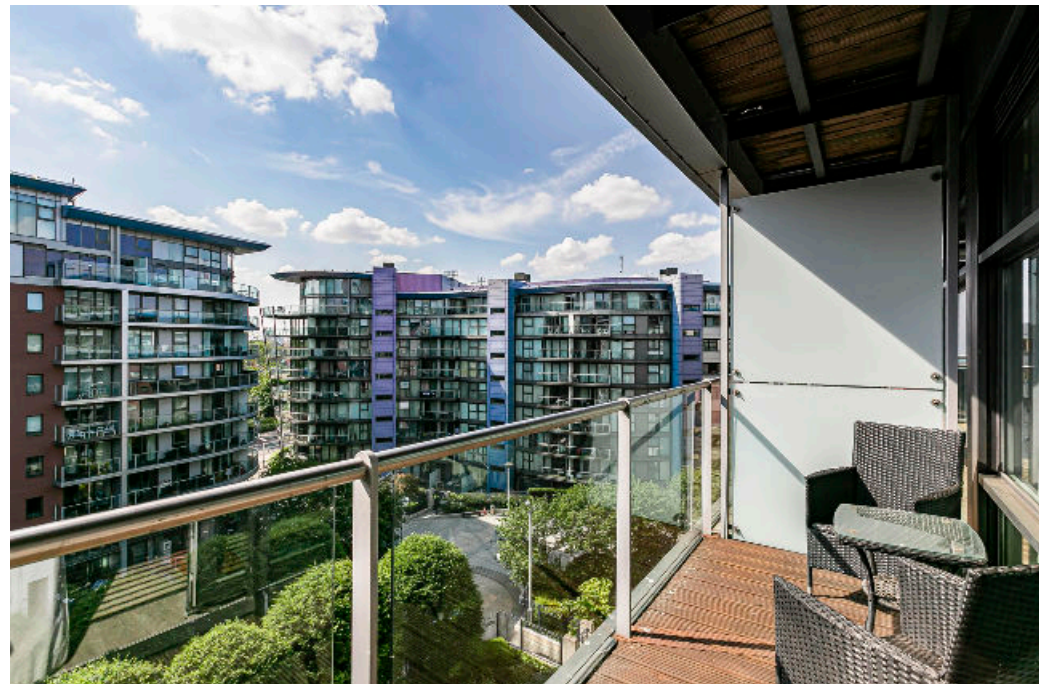


Howard Building, Battersea SW11

Howard Building, Richmond SW11

This lovely lateral apartment is arranged over the sixth floor of a contemporary development in Battersea. The flat comprises a spacious open-plan kitchen living room which has doors opening out to a west-facing balcony. The balcony offers views of the beautifully maintained communal spaces of the development, and partial views of the River Thames.

There are two double bedrooms, one of which benefits from having a walk-in wardrobe and an ensuite bathroom, there is a separate shower room, and additional storage in the hallway.



Guide price: £875,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £6,472 per annum, reviewed every year, next review due 2025

Ground rent: £500 per annum, reviewed every 20 years, next review 2025

Local authority: London Borough of Wandsworth

Council tax band: F





Location Description

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 ft 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 close proximity. Buses run regularly just outside the development.

The location is also very convenient for shops and restaurants of Chelsea and Knightsbridge.

Additional Information

We have been informed that the building has been constructed using some combustible 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.



Howard Building SW11

Approximate Gross Internal Floor Area
91 sq m / 975 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.



Knight Frank
Battersea & Riverside
346 Queenstown Road
London
SW11 8BY
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Sarah Gerrett
020 3866 2924
sarah.gerrett@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 May 2024. Photographs and videos dated May 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.