



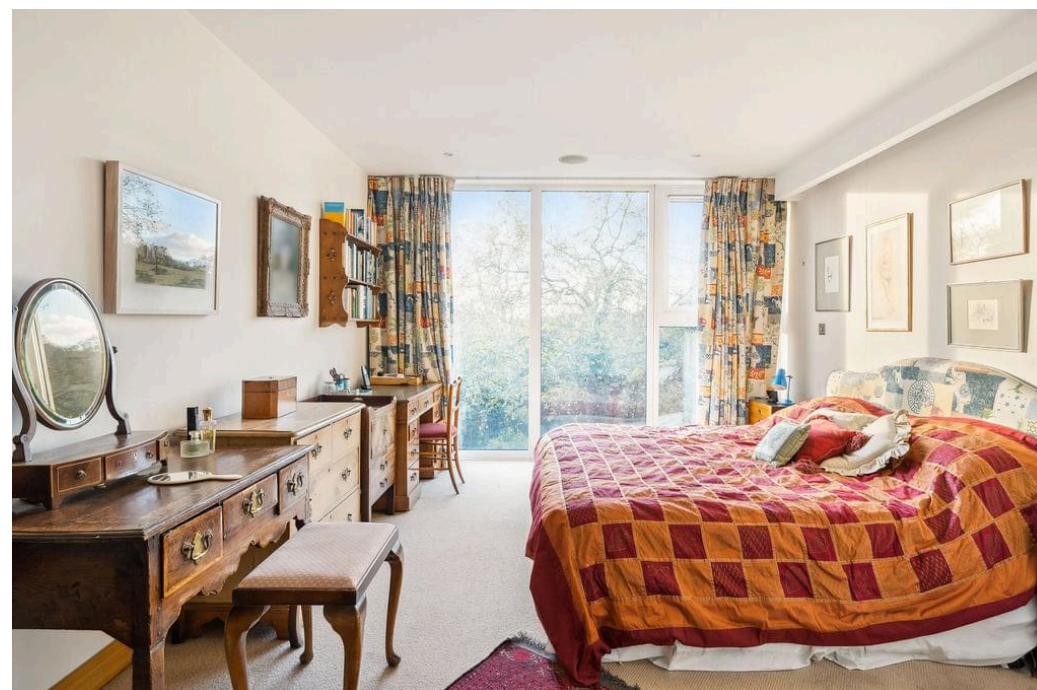
Eustace Building, Queenstown Road, London SW11



# Eustace Building, London SW11

A bright and spacious two double bedroom apartment with views of Battersea Park.

This wonderful lateral apartment is arranged over the second floor of a modern development. The flat has a bright and spacious open-plan kitchen reception room with doors leading out to a west-facing balcony. There are two double bedrooms; the principal bedroom has an ensuite bathroom and a walk-in wardrobe, and the second double bedroom has a balcony. There is a separate shower room, and plenty of built in storage in the hallway. This apartment has the added benefit of a secure underground parking space.



**Guide price:** £950,000

**Tenure:** Leasehold: approximately 974 years remaining

**Service charge:** £7183.10 per annum, reviewed every 25 years, next review due 2050

**Ground rent:** £1000 per annum, reviewed every 25 years, next review due 2050

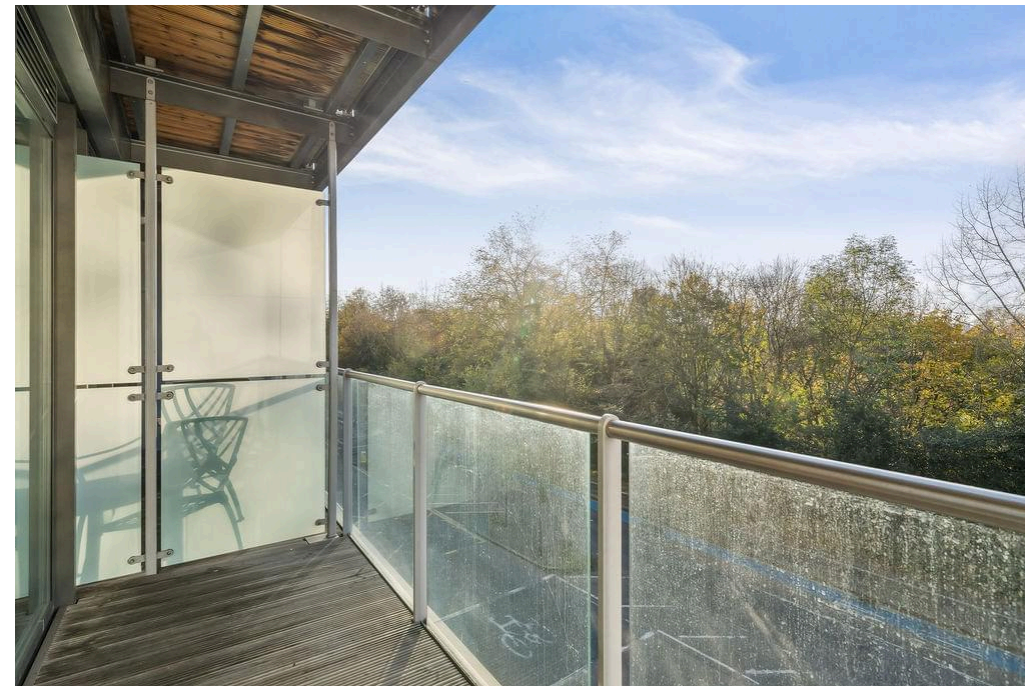
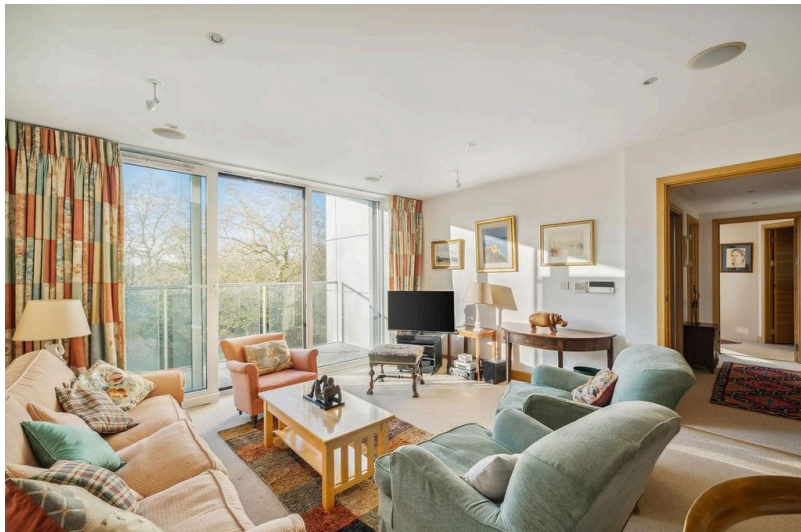
**Local authority:** London Borough of Wandsworth

**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.

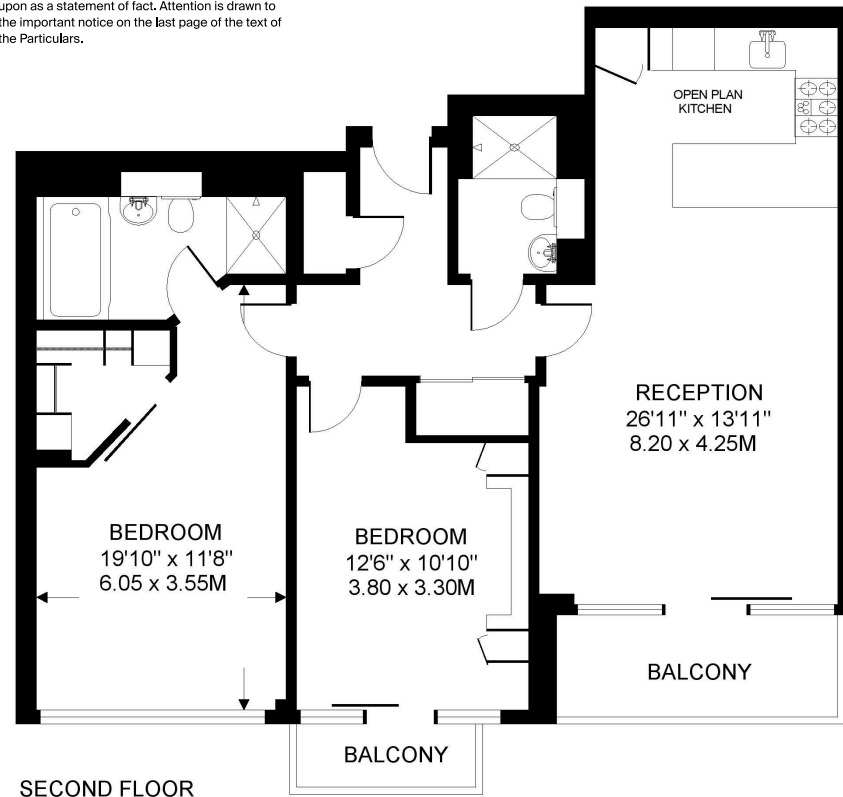


# Eustace Building, SW11

Approximate Gross Internal Floor Area

**88.4 sq m / 951 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 December 2024. Photographs and videos dated December 2024.

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