



WARWICK BUILDING
Battersea, SW11



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A bright 10th floor apartment located in the sought-after Chelsea Bridge Wharf development.

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Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Leasehold, approx 106 years remaining

*Ground rent: £500 per annum

Service charge: £5,429 per annum, reviewed every year, next review due 2026

Guide price: £625,000

This lovely lateral apartment is arranged over the 10th floor of a contemporary development nestled between the River Thames, Battersea Power Station and Battersea Park. The property comprises an open-plan kitchen living room, two double bedrooms, a modern bathroom, and additional storage in the hallway.

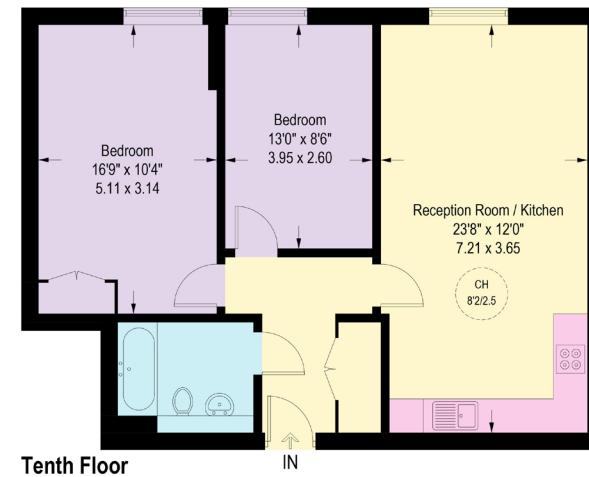
Chelsea Bridge Wharf is located on the south side of the River Thames, right next to Chelsea Bridge. The beautiful Battersea Park is located just moments from Warwick Building. The Battersea Power Station development is just 0.2 miles away, benefiting from new shopping, restaurants & further amenities as well as a new extension to the Northern Line.

Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Queenstown Road, London, SW11



Approximate Gross Internal Area = 66.15 sq m / 712 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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