



Oswald Building, Queenstown Road, London SW11



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Set on the second floor of a very sought-after riverside development is this immaculately presented two bedroom, three bathroom apartment with two private balconies, one facing a piazza and the other with views over Battersea Park. Boasting approximately 934 square foot of living space, this apartment offers the incoming purchaser an opportunity to secure a truly turn-key ready home in a fantastic location within a stones throw of the new and iconic Battersea Power Station. Chelsea Bridge Wharf has a 24-hour concierge and there is a luxury four star hotel located in the development. 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.



Guide price: £1,050,000

Tenure: Leasehold: approximately 981 years remaining

Service charge: £5,000 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: F

Location

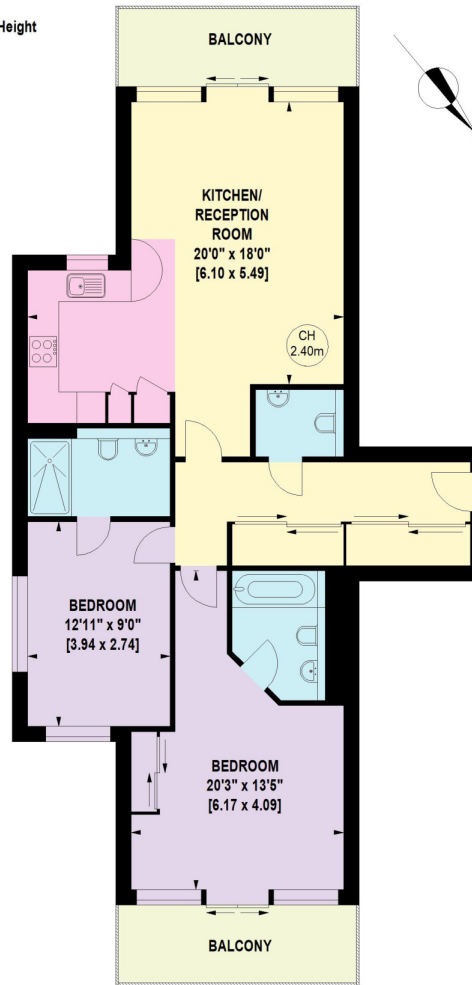
Chelsea Bridge Wharf is located on the south side of the River Thames, right next to Chelsea Bridge. The beautiful Battersea Park is located within 50 yards from the ground floor of the Oswald Building. The Battersea Power Station development is within 100 meters away, benefiting from new shopping, restaurants & 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 0.6 miles. Buses run regularly just outside the development. The location is also handy for shops and restaurants of Chelsea and Knightsbridge. All times and distances are approximate.





An immaculately presented in a highly sought-after riverside development.

Key :
CH - Ceiling Height



SECOND FLOOR

**Oswald Building,
Queenstown Road, SW11**
Approximate Gross Internal Area : **86.77 Sq. metres**
934 Sq. feet

Knight Frank
Battersea & Riverside Sales

346 Queenstown Road

London

SW11 8BY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@knightfrank.com

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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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