



Sophora House, Vista, Battersea **SW11**



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A fantastic two bedroom apartment in Sophora House, Battersea, SW11, available to buy through Knight Frank Battersea & Riverside.

Located on the seventh floor (with lift) and offering approximately 843 sq ft of living space, accommodation comprises a principle bedroom with fitted wardrobes and en suite bathroom. A second double bedroom with built in storage, a separate bathroom and a spacious open plan living room with a fully integrated kitchen which leads onto a private west facing balcony overlooking the developments private sunken gardens and Battersea Park.

Residents of the Vista Development further benefit from a 24 hour concierge service, a residents gym, hydrotherapy pool and sauna.



Guide price: £950,000

Tenure: Leasehold: approximately 993 years remaining

Service charge: £6,224.76 per annum, reviewed yearly, next review due 2025

Ground rent: £700 per annum, reviewed yearly, next review due 2024

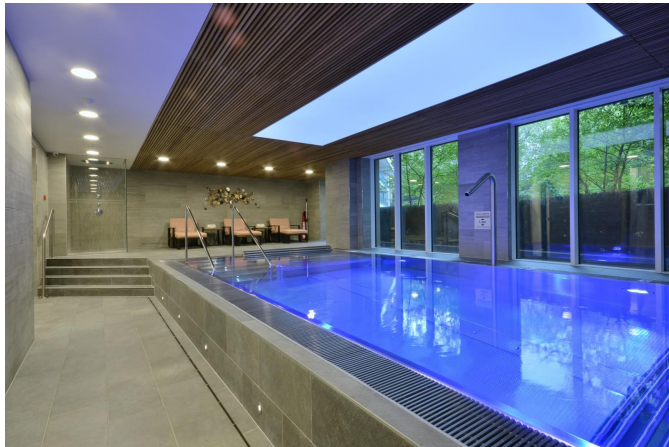
Local authority: London Borough of Wandsworth

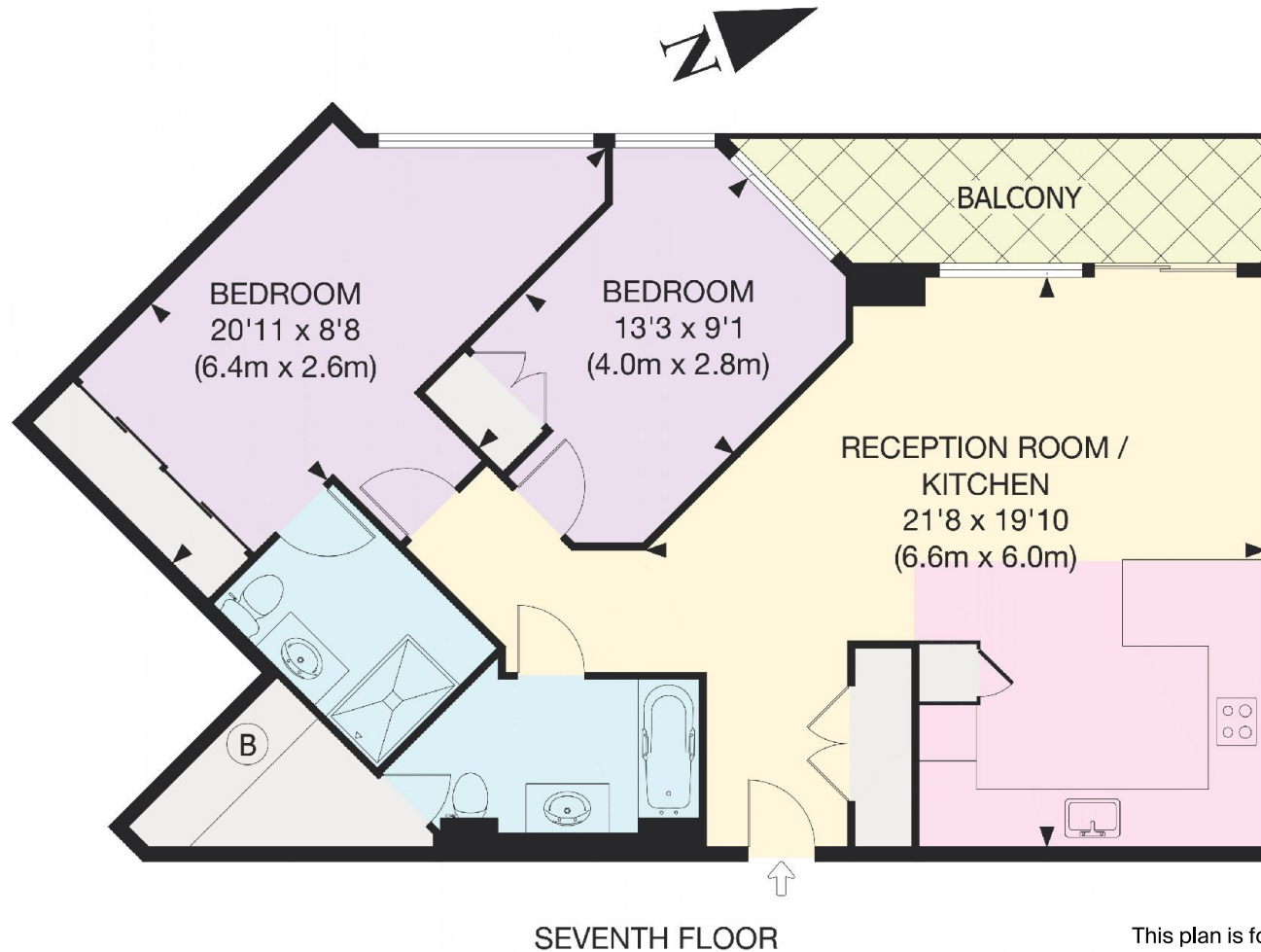
Council tax band: F

Location

The Vista building is located just off Chelsea Bridge, making it a 15 minute walk from the amenities of Sloane Square / the Kings Road. Vista has direct bus route to Victoria station via Sloane square and the Kings Road. The closest Tube link to the Vista Building is Sloane Square, as well as other Train routes from Queenstown Road and Battersea Park taking you straight to the centre of London (waterloo and Victoria Station). The Vista Building is also one stop away on the train from the largest Rail junction in the country Clapham Junction taking you in to Central London and out. Vista also looks over the beautiful Green spaces of Battersea Park and has a Waitrose and local food shop just a short walk away.







SEVENTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 843 SQ FT / 79 SQ M

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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