

Radstock Street, Battersea, London SWII



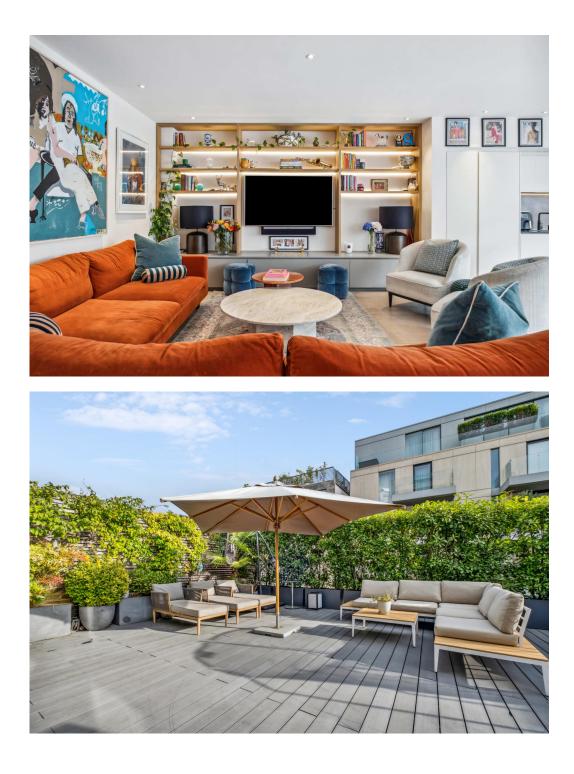
## Radstock Street, London <mark>SW11</mark>

This exclusive private gated development of only eight luxury apartments is located in the heart of Battersea's creative district, perfectly situated for all the local amenities, transport links, river walks and parks that the surrounding area offers.

The apartment interiors are open, spacious and designed to maximise both light and orientation. Quality finishes such as elegant oak engineered flooring combine form and function, and floor to ceiling sliding windows open out onto the world around you, allowing for a seamless transition between indoors and out. The property is sold with secure off-street parking and there is a daily concierge available Monday to Friday.



Guide price: £5,250,000 Tenure: Leasehold: approximately 990 years remaining Service charge: £25,000 per annum, reviewed yearly, next review due 2024 Local authority: London Borough of Wandsworth Council tax band: H



Located on the south bank of the River Thames between Albert and Battersea Bridges. The building is just 0.2 miles away from Battersea Park and just over a mile away from the shops and restaurants of Battersea Power Station. The Kings Road, South Kensington and Knightsbridge are all a short taxi ride away.

## Additional Information:

We have been informed that some elements of the building are constructed using techniques or materials that do not comply with current government guidance. We have received documents advising that this building has been assessed by a competent person, who has determined that works need to be carried out to the external wall of the building. Further information on the action being taken to mitigate the risk will be provided.

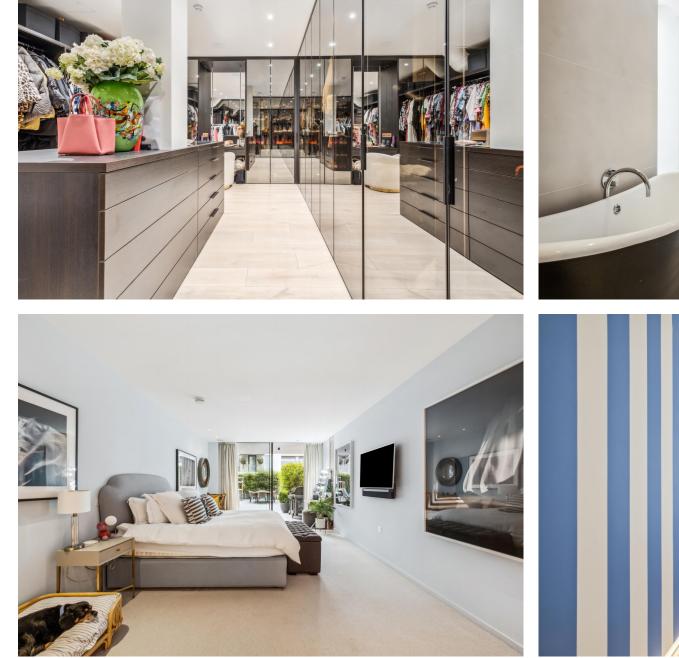
Please note this apartment was originally two separate units which have since been developed into one; therefore, it is registered under two separate titles on the land registry. Please ensure you seek independent advice for further information.

















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 RoadI would be delighted to tell you mLondonSian-Louise TangneySW11 8BY020 3866 2938knightfrank.co.uksianlouise.tangney@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 property 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.

Particulars dated Dec 2023. Photographs and videos dated Dec 2023.

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.