

RUSSELL SIMPSON

Exceptional riverside apartment with spectacular Thames views and newly renovated interiors

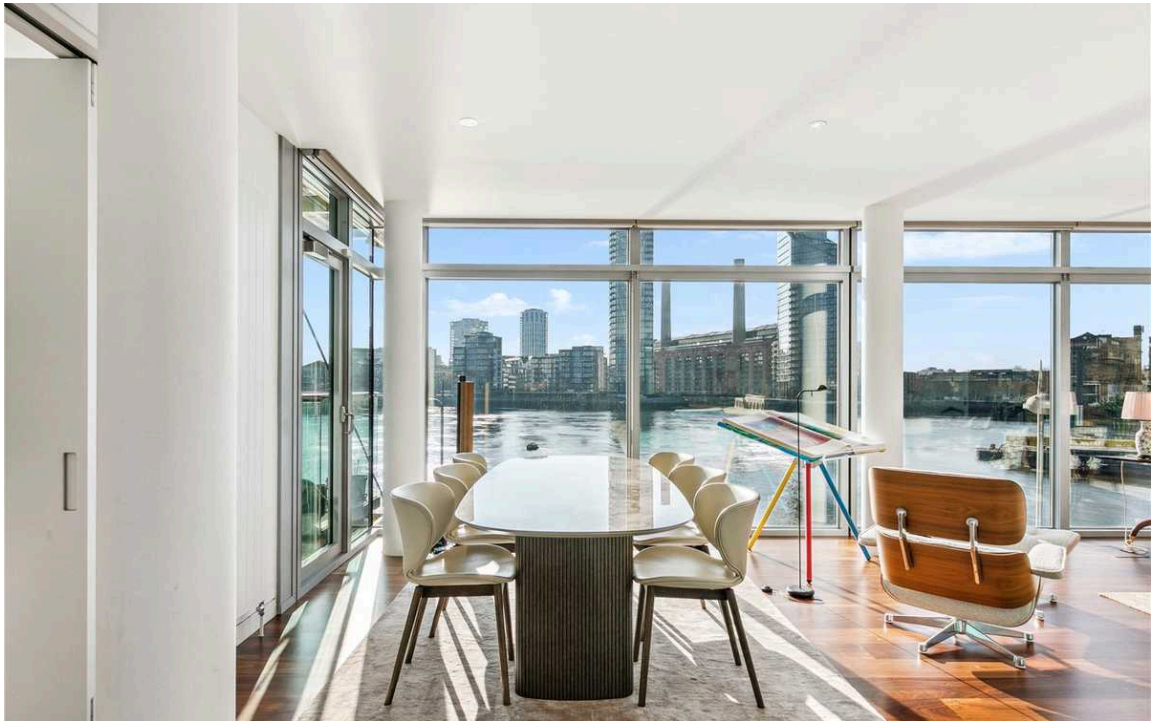
MONTEVETRO
BATTERSEA SW11

Montevetro

£2,750,000

BEDROOMS 2	INTERNAL 1,999 SQ FT 185 SQM	OUTDOOR —	COUNCIL Wandsworth Council
BATHROOMS 2		EPC B	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 970 YEARS	GROUND RENT —	SERVICE CHARGE £31,177 P/Y





The Property

A generously proportioned two-bedroom apartment offering spectacular river views and elegant modern living

Entering the flat on the first floor, you step into an entrance hall that flows through to the spectacular reception and dining room. Positioned at the corner of the building, the apartment enjoys panoramic views across multiple aspects, creating a sense of openness and far-reaching views over the Thames.

The reception and dining room form the heart of the apartment, with floor-to-ceiling windows. The space is beautifully proportioned with high ceilings that create a sense of scale, whilst the open-plan design flows gracefully between living and dining areas. Wooden floors throughout add warmth to the bright interiors.

The sophisticated kitchen features a Bulthaup design with fitted units and premium Gaggenau and Miele appliances. A central island with dark countertops provides additional workspace, whilst French doors open directly onto a private balcony overlooking the river. Beyond is a separate office, offering a refined workspace with excellent natural light.

The principal bedroom suite offers exceptional space and tranquillity, with large windows framing views across the Thames to the city beyond. Built-in storage and an ensuite bathroom complete this bedroom. The second bedroom provides flexible accommodation with superb natural light and built-in storage. This level also features a guest washroom and a second bathroom.

The apartment has been newly refurbished and is presented in superb condition throughout, decorated in a restrained contemporary style that emphasises the spectacular river views. The property features underfloor heating and air conditioning throughout, whilst sophisticated technology systems provide seamless control of lighting, climate and security. The floor-to-ceiling windows fill the space with light, creating an exceptional sense of brightness and scale.

The property includes a private south-facing balcony accessible from the kitchen, perfectly positioned to capture the ever-changing river views and providing enough space for outdoor dining whilst enjoying the spectacular Thames panorama. The apartment also has access to the buildings communal gardens.

The Neighbourhood

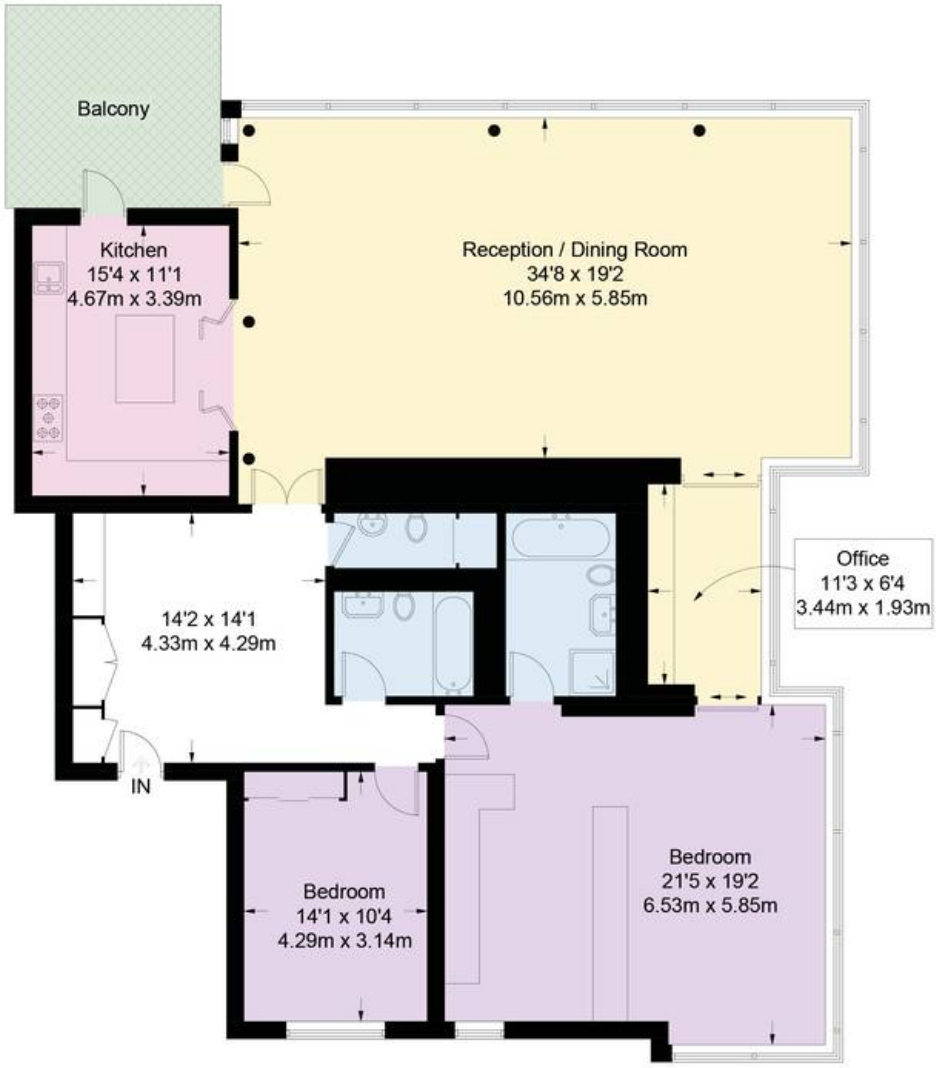
This distinguished riverside development offers residents access to beautifully maintained communal gardens, 24-hour concierge service, a private gymnasium with wellness facilities including sauna and steam room, tennis court, and secure parking. The apartment includes two allocated parking spaces, with additional storage available by separate negotiation.

Battersea Church Road is a quiet residential address, moments away from the vibrant amenities of Battersea and within easy reach of central London. The development benefits from excellent transport links, with Battersea Park Station a short walk away, providing swift connections to Victoria and the West End.

Montevetro,
Battersea Church Road,
SW11

Approx Gross Internal Area
1,999 sq ft / 185.7 sq m

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FIRST FLOOR

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.

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