



## **RUSSELL SIMPSON**

An exceptional flat in a celebrated modern development with spectacular views of the Thames and Chelsea

RIVERSIDE ONE  
BATTERSEA SW11

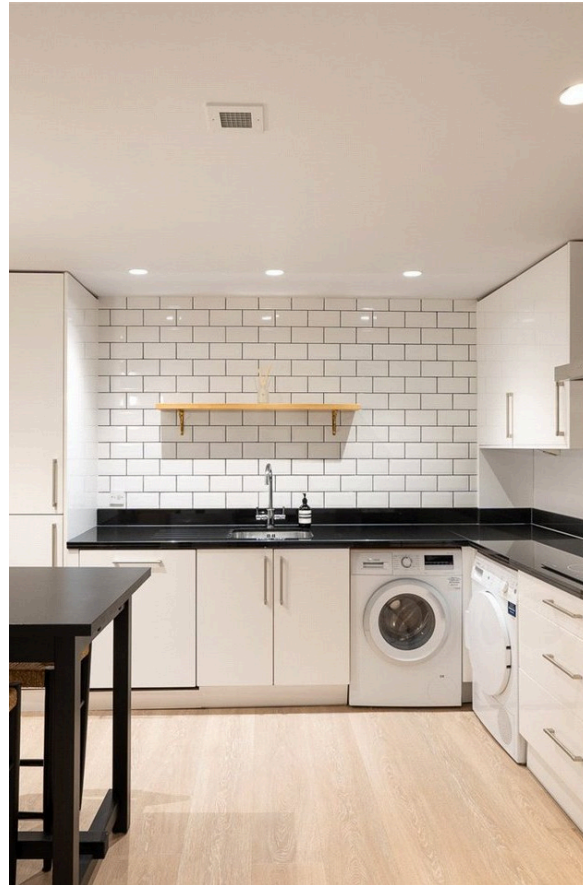
# Riverside One

£1,900,000

BEDROOMS 2	INTERNAL 1,500 SQ FT	OUTDOOR —	COUNCIL Wandsworth Council
BATHROOMS 2	139 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 89 YEARS	GROUND RENT £300 P/Y	SERVICE CHARGE £13,658 P/Y

# The Property

Lateral two-bedroom property with underground parking and 24-hour security





## Indoor Spaces

Entering on the fourth floor, the front hall leads through to a spacious reception room. This room benefits from floor-to-ceiling glass windows, with views over the Thames, as well as separate dining and seating areas. Next door is a large eat-in kitchen with fitted units.





## The Bedrooms

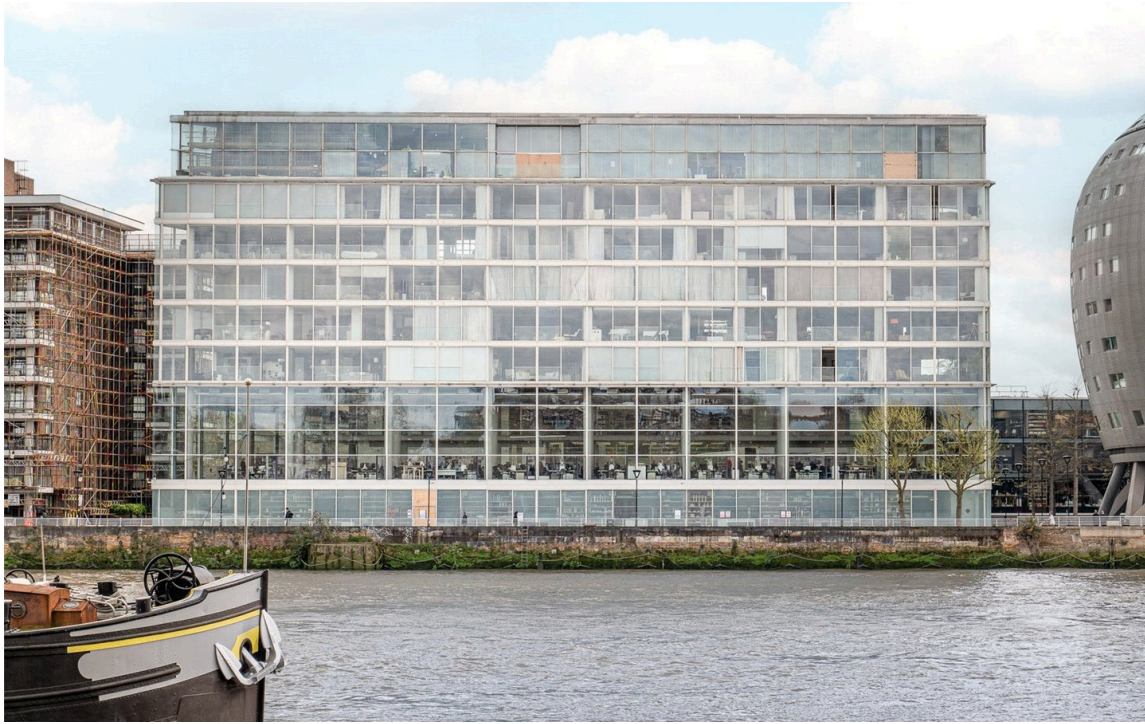
There is also a pair of bedrooms, one with an ensuite bathroom, inbuilt storage space and river views.





## The Design

The flat has been tastefully decorated with contemporary interiors and presents in very good condition.



## The Neighbourhood

Riverside One is a modern development in Battersea overlooking the Thames. It was designed by the world-famous architect Norman Foster and offers a porter, lifts, 24-hour security and underground parking.

From Riverside One, the open spaces of Battersea Park are close. In addition, the Albert Bridge leads across the Thames to the King's Road, meaning the many restaurants and shops of Chelsea are within easy reach.

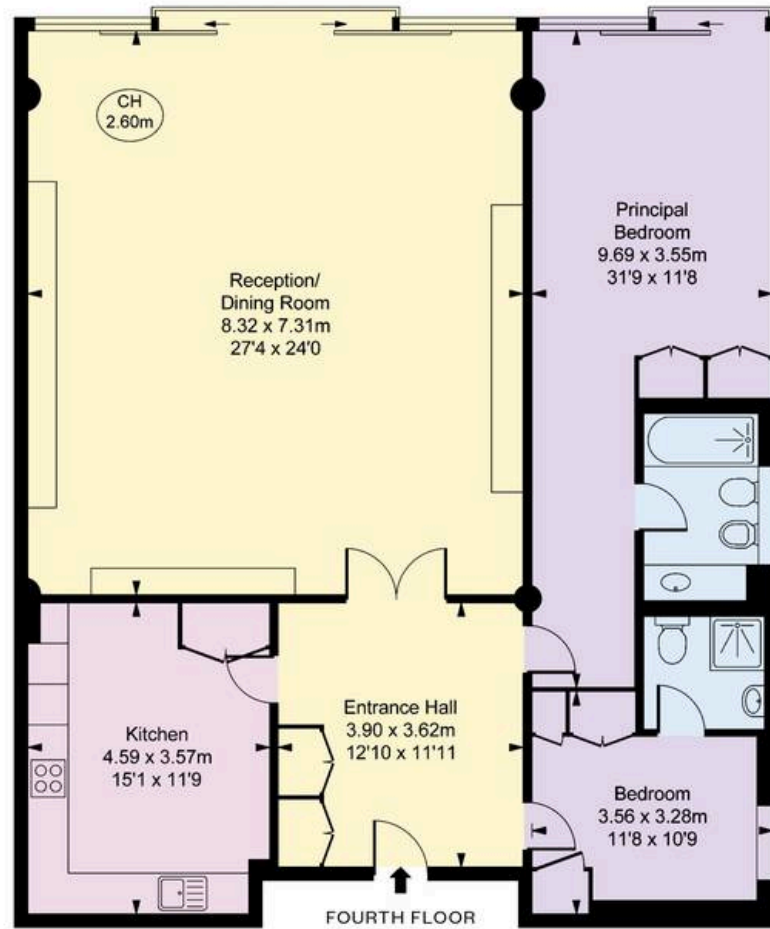
Riverside One  
Hester Road, SW11

**Approx Gross Internal Area**  
1,500 Sq. Ft. / 139.32 Sq. M.

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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.

CH = CEILING HEIGHTS





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