



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 139 SQM	OUTDOOR —	COUNCIL Wandsworth Council
BATHROOMS 2		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 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.

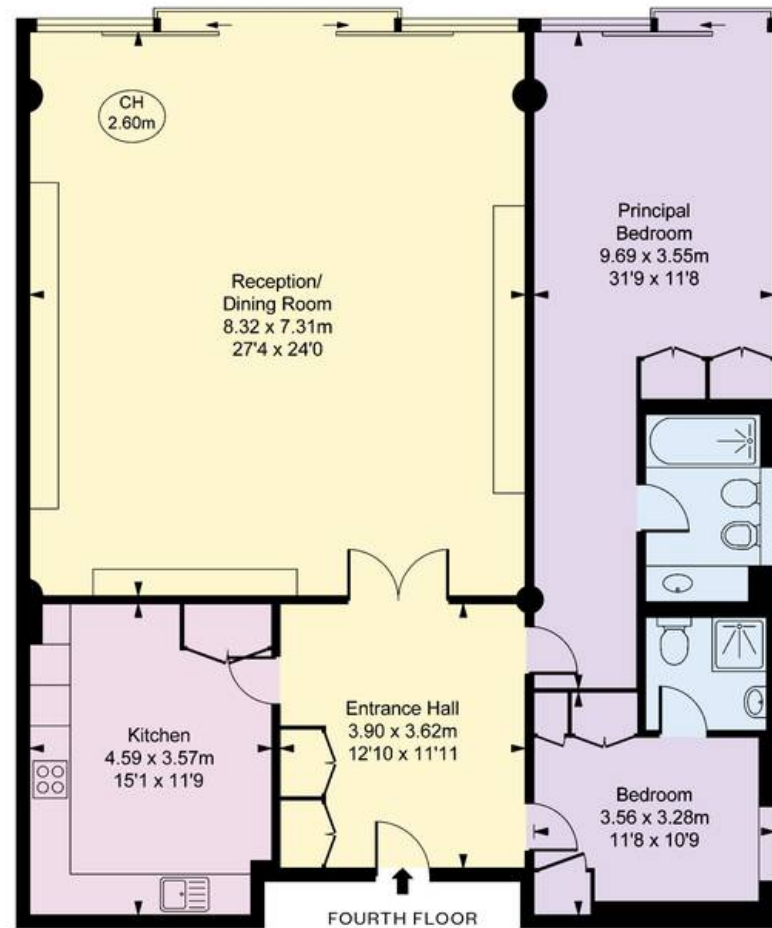
Riverside One
Hester Road, SW11

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

**RUSSELL
SIMPSON**

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



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021