

## **RUSSELL SIMPSON**

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

RIVERSIDE ONE  
BATTERSEA SW11

# Riverside One

£5,250,000

BEDROOMS 5	INTERNAL 3,816 SQ FT	OUTDOOR —	COUNCIL Wandsworth Council
BATHROOMS 4	354 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 90 YEARS	GROUND RENT £800 P/Y	SERVICE CHARGE £31,883 P/Y



## The Property

Two connected apartments offering five bedrooms, air conditioning, underground parking and 24-hour security.

The property consists of two adjacent apartments occupying the entire river front. Entering the first flat on the fourth floor, the front hall leads through to a bright reception room. As well as separate dining and seating areas, this room has floor-to-ceiling glass windows with spectacular views over the Thames. Next door is a convenient fitted kitchen.





## Indoor Spaces

A pair of double doors flow through to the large reception room of the second apartment. This space offers an open-plan kitchen with a central island and breakfast bar, as well as its own dining and seating areas overlooking the river.

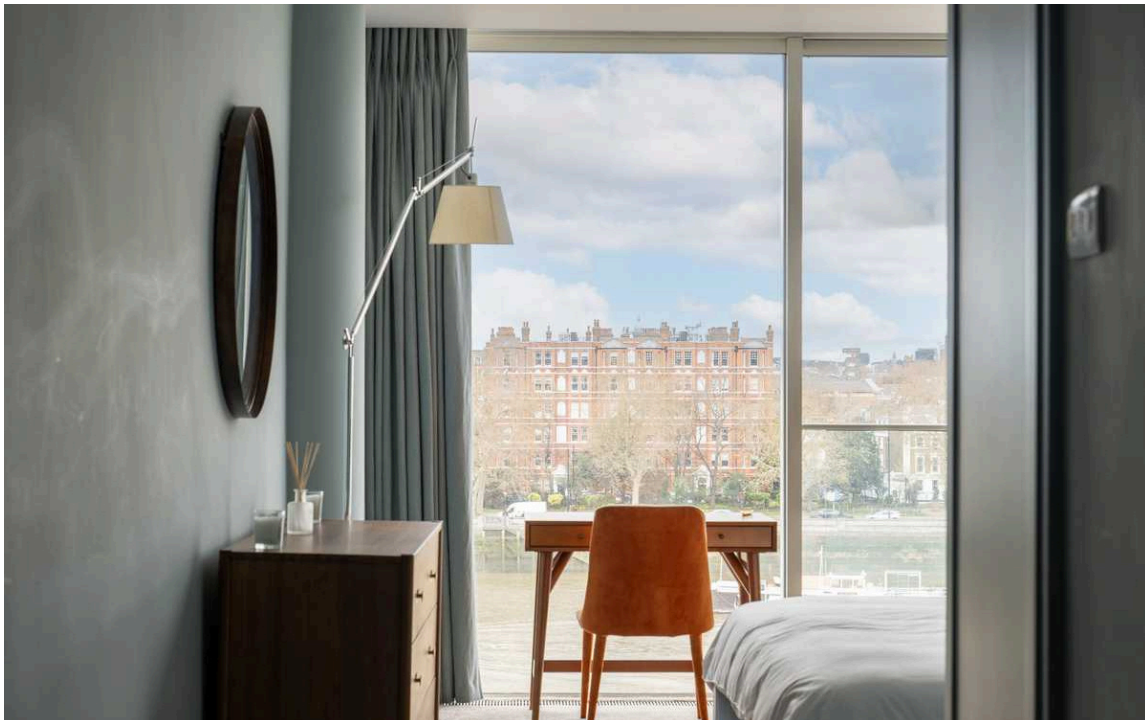




## The Bedrooms

This side of the flat also contains a pair of bedrooms, one with an ensuite bathroom, inbuilt storage space and river views.

The principal bedroom has a well-proportioned ensuite bathroom with bath and shower, as well as south-facing windows bringing in light throughout the day. Next door is another bedroom with an ensuite bathroom and walk-in wardrobe. A third bedroom can be found on the other side, along with a guest WC in the hall.





## The Design

These modern apartments have been tastefully decorated with contemporary interiors. Plans exist to reconfigure the two flats into one unique apartment with a generous living area and principal bedroom overlooking the river. However, the two properties are presented in excellent condition and could be kept as separate dwellings.

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. This property has access to four parking places.





## The Neighbourhood

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.



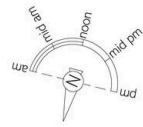


Riverside One,  
Hester Road, SW11

Approximate Internal Area  
3,816 sq ft / 354 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.



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