



## Oyster Wharf Battersea SW11

Enjoy views of the River Thames from the reception room, good size terrace and bedroom of this immaculate apartment in Battersea's popular Oyster Wharf development. The property comprises a modern fully-fitted kitchen, two double bedrooms (one of which is en suite) and a further family bathroom. Residents of Oyster Wharf benefit from the use of a gym, concierge service, underground parking and prompt access to Clapham Junction, which is just under a mile away. Also just a short stroll from the Thames Clipper boats at Plantation Wharf and buses to

Victoria right outside. The cafes and restaurants of Battersea Square are less than a half mile from the property, as is Battersea Bridge and the beautiful open spaces of Battersea Park.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Views of the River Thames**

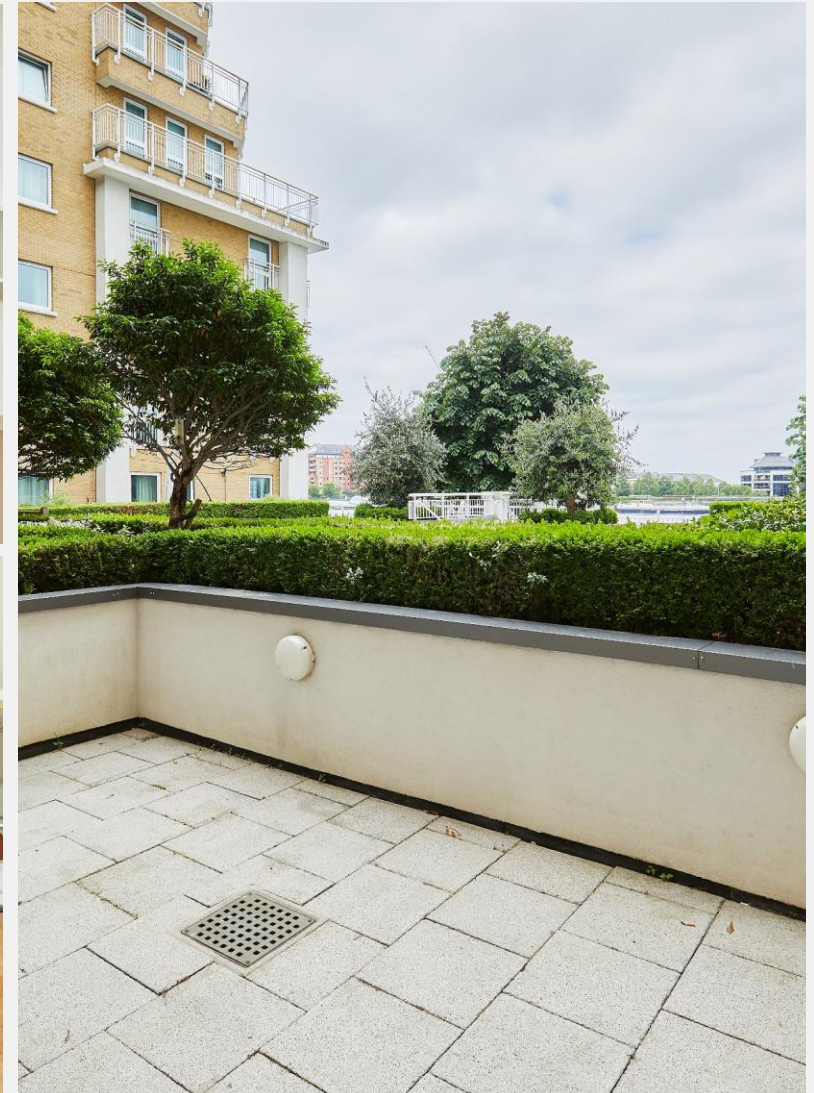
**Modern fully-fitted kitchen**

**Concierge service**

**Gym access**

**Underground parking**

**Service Charge: £6,086 per annum approx.**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	911 sq. ft. / 84.70 sq. m.
<b>Council tax band:</b>	E
<b>Council tax:</b>	£1,117.29 per annum approx.
<b>Service charge:</b>	£6,086 per annum approx.
<b>No. of bedrooms:</b>	2

