

RIVERHOMES

Plantation Wharf
Battersea SW11

Offers in excess of
£1,000,000
Share of Freehold



Plantation Wharf Battersea SW11

A two bedroom, two bathroom, river-fronting apartment in Plantation Wharf. With amazing views of the Thames, this second floor apartment has over 1,200 sq. ft. of lateral space. There is an open plan reception room with floor-to-ceiling windows and a stylish, fully integrated kitchen which also includes a small wine fridge. The large master bedroom benefits from an en-suite shower-room. The second double bedroom is generously proportioned, with good fitted storage and a smart main bathroom. Immaculately finished by the current owners, the apartment features hardwood flooring throughout, stylish exposed brick and polished

concrete details. There are two underground parking spaces. Plantation Wharf is a desirable development which benefits from 24 hour concierge and is located on the south banks of the Thames, close to the shops, eateries and bars of Battersea Square and Wandsworth Town. The development is located close to Wandsworth Town and Clapham Junction National Rail Station (overground) and just a short walk from the amenities of Battersea. the Thames Clipper riverboat service on site provide regular and fast connections to key commuter hubs including Canary Wharf, Tower Hill, London Bridge, Greenwich, Embankment and Waterloo.

KEY FEATURES

Local Authority: London Borough of Wandsworth

Beautiful two bedroom, two bathroom river-fronting apartment

Open-plan reception with floor-to-ceiling windows

Immaculately finished to a high standard

Underfloor heating throughout the apartment

Internal area: 1,266 sq. ft. / 118 sq. m.

24 hour concierge service

Two underground parking spaces

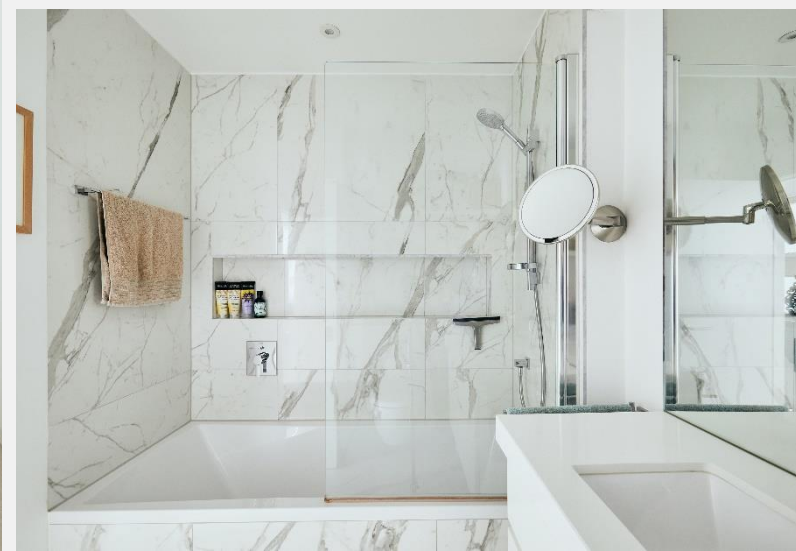
Council tax: Band G - £1,496.99 for 2022/23

EPC rating B

Service charges: £8,000 per year approx.

Lease length: 999 from March 1989





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

| | |
|-------------------------|------------------------------|
| Local authority: | London Borough of Wandsworth |
| Internal area: | 1,266 sq. ft. / 118 sq. m. |
| Garden area: | Balcony |
| No. of bedrooms: | 2 |

PLANTATION WHARF, BATTERSEA SW11



Second Floor

Approx. Gross Internal Floor Area 1266 sq. ft / 118.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.