

# RIVERHOMES

Albion Riverside  
Battersea SW11

£850,000  
Leasehold



## Albion Riverside Battersea SW11

This bespoke two-bedroom residence is tucked away within Albion Riverside, an iconic waterfront haven envisioned by the illustrious architect Sir Norman Foster.

The spacious open-plan reception and dining area exudes an air of elegance, perfect for intimate gatherings. Floor-to-ceiling windows invite an abundance of natural light, creating a serene and airy ambiance. The sleek galley kitchen, adorned with high-end integrated appliances and ample storage, is a chef's delight, finished with a touch of refined sophistication.

The master suite is a sanctuary of comfort, featuring custom-fitted wardrobes and a sumptuous en suite with a luxurious shower and WC. A second beautifully appointed double bedroom is complemented by a chic guest bathroom.

Albion Riverside enjoys an enviable location between Albert Bridge and Battersea Bridge, with Chelsea just across the river. A leisurely stroll will take you to the tranquil expanses of Battersea Park, while Oakley Street offers direct access to the fashionable King's Road.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Spacious open-plan kitchen / dining area**

**Floor-to-ceiling windows**

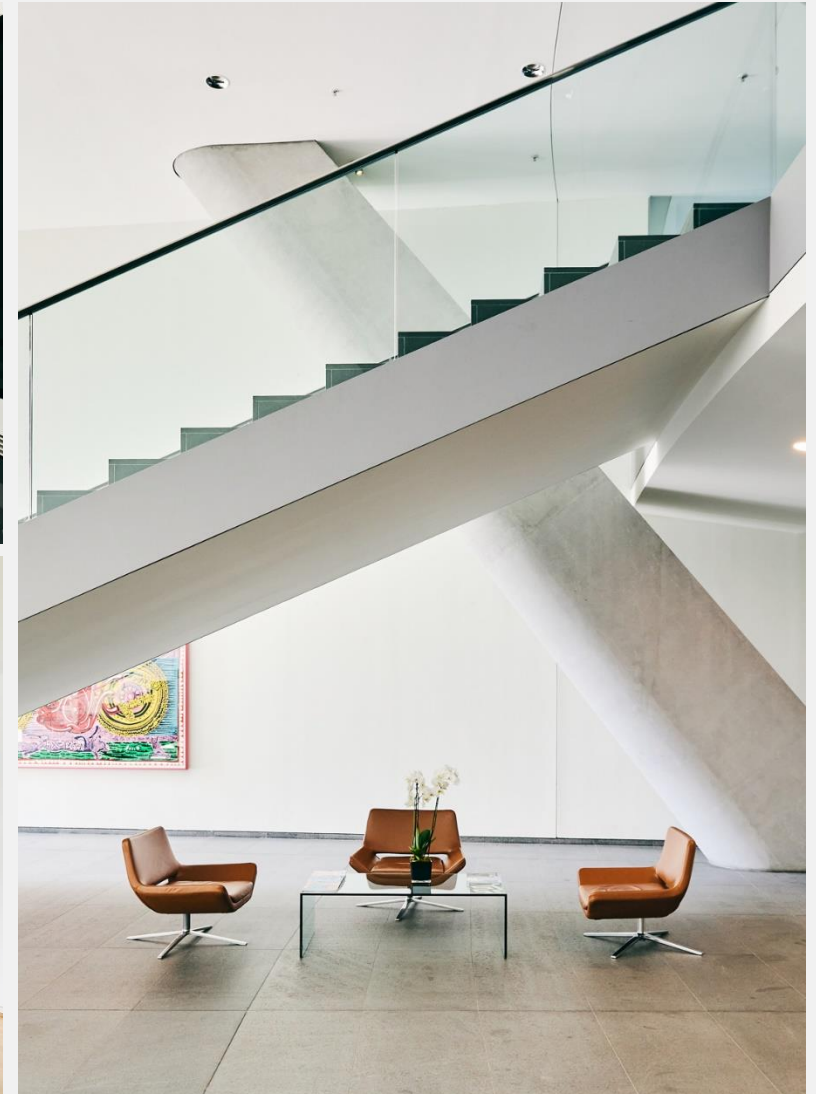
**Allocated secure underground parking**

**Ample storage**

**24-hour concierge service**

**Communal garden**

**Conveniently located close to shops, restaurants and public transport**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	883 sq. ft. / 82.08 sq. m.
<b>Garden area:</b>	Communal garden
<b>No. of bedrooms:</b>	2
<b>Council tax:</b>	Band F
<b>Lease length:</b>	968 years remaining
<b>Service charges:</b>	£12,000 per year approx.

