



Bridges Court Road, Battersea, SW11

Offers in excess of: £700,000

 Benham
& Reeves

Bridges Court Road, Battersea, SW11

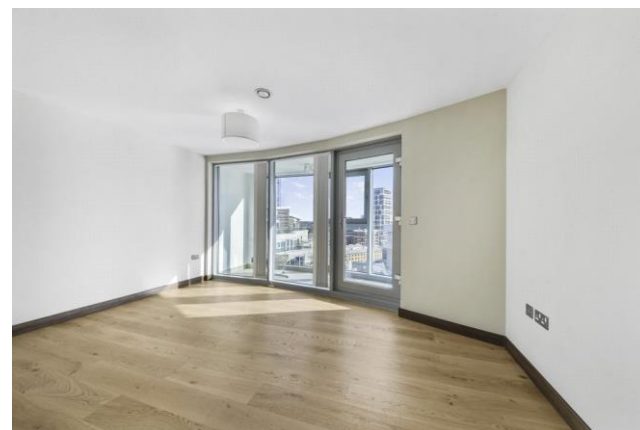
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful eleventh floor apartment with fabulous river views, located in the sought-after Bridges Wharf development, offering an approximate 1,291 square feet of accommodation and comprising two double bedrooms, two bathrooms, open plan kitchen/reception room and a wraparound winter garden. The modern and stylish kitchen is finished to a high standard with high quality integrated appliances. The spacious reception room offers ample space for both dining and living and has access to the winter garden. The generous principal bedroom benefits from fitted wardrobes, a luxurious en-suite shower room and offers access to the winter garden. There is a second double bedroom, a family bathroom and ample storage. Addition benefits include comfort cooling, floor to ceiling windows throughout and uninterrupted views of the River Thames from each room.

Bridges Wharf is an award-winning riverside development located on the South Bank of the River Thames in Battersea and benefits from a 24-hour concierge service, secure underground car park with secure bicycle storage and residents' communal gardens.

The property is within easy reach of a range of shops, cafes and restaurants off Battersea Square, Wandsworth Town, Clapham Junction and the open spaces of Battersea Park.

The nearest transport is provided by Clapham Junction mainline station offering services into Victoria and Waterloo. There is a good range of bus services providing easy access to Chelsea, Victoria and the southern suburbs. There is also a Thames Clipper river boat service at Plantation Wharf pier located just a few hundred yards away.



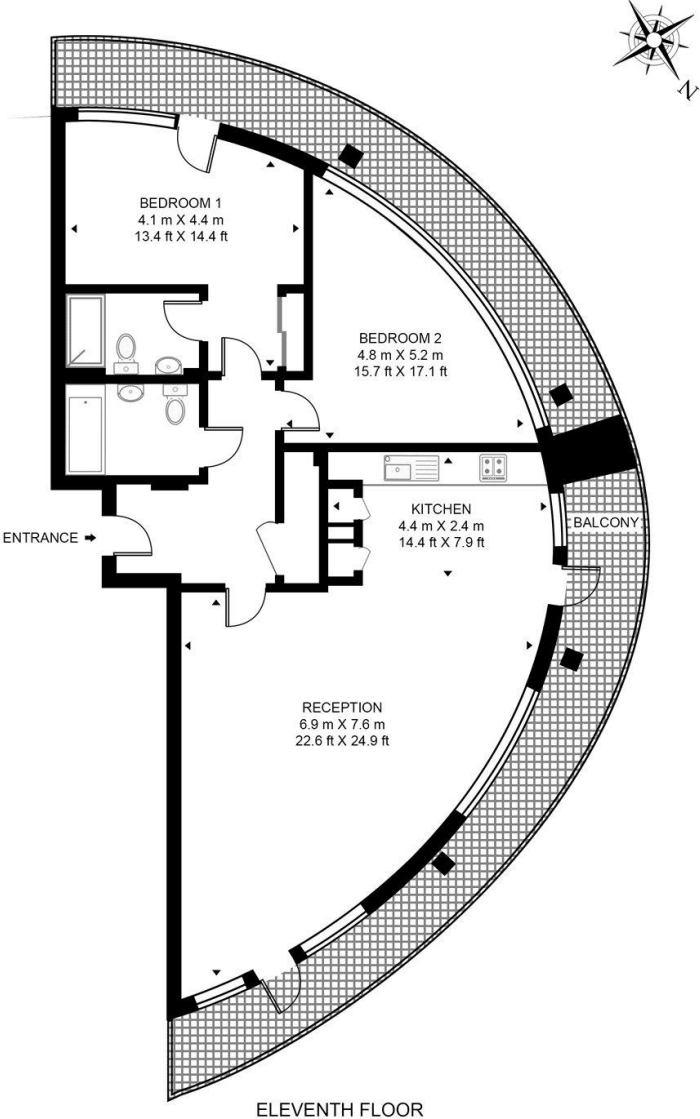


Property Features:

- Two Bedrooms
- Two Bathrooms
- 11th Floor
- 1291 Square Feet (Approx.)
- Wrap-around Winter Garden
- Direct River Views
- Parking
- 24 Hour Concierge
- Communal Garden
- Clapham Junction (London Overground Line. Zone 2)



ALTURA TOWER
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1294 SQ.FT (120.2 SQ.M)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of: £700,000

Tenure: Leasehold
Expires 08/07/2156
Approximately 130 Years Remaining

Ground Rent: £300.00 (per annum)
Review Period: 25 years
Next Increase: 2031

Service Charge: £9,962.77 (per annum)
To June 2026

Anticipated Rent: £3,500.00 pcm
Approx. 6% Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN220267

T: 02032823700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

