



## Bridges Court Road, Battersea, SW11

Price Reduced to: £410,000

Benham  
& Reeves

# Bridges Court Road, Battersea, SW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This bright one bedroom apartment, with an underground parking space, spans 475 square feet (approx.) and is situated on the seventh floor of the popular Riverside Development, Bridges Wharf.

The apartment comprises of one generously spaced bedroom with fitted wardrobe, bright open plan kitchen/living and dining area with direct access to the private balcony and the bathroom is well designed and modern.

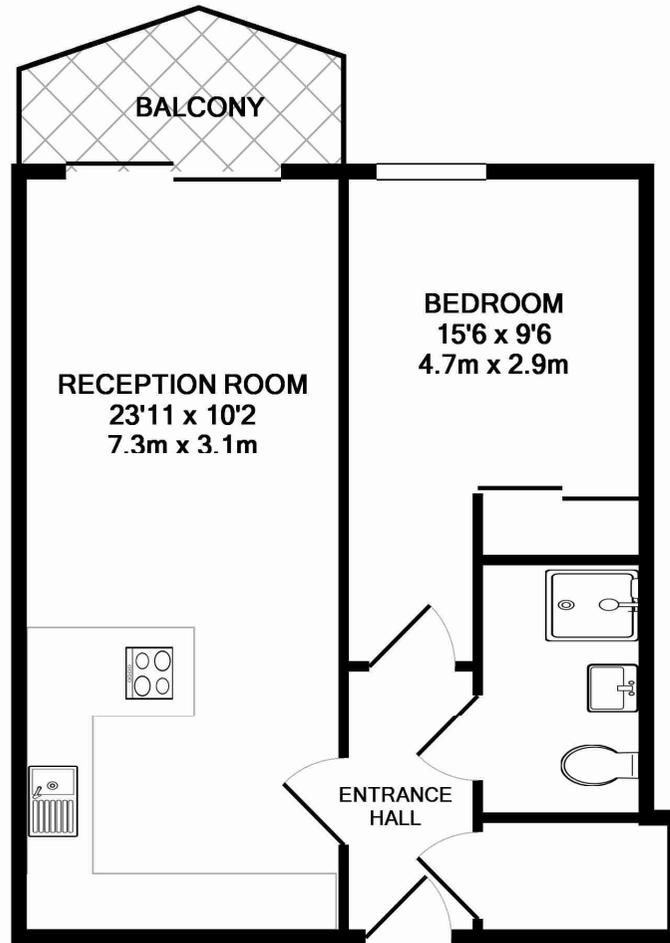
The development benefits from a 24-hour concierge, communal lift and on-site secure parking. Battersea is close by with many open spaces, shops and restaurants. The property is located within walking distance to Clapham Junction station - one of London's major railway stations, offering a variety of services around and in and out of London.





## Property Features:

- One Bedroom
- One Bathroom
- Seventh Floor
- 475 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- Underground Parking
- Clapham Junction Station (Zone 2)



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

VICENTIA COURT, BRIDGES COURT ROAD, SW11 3GY  
 TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Terms & Conditions:

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

Price Reduced     £410,000  
to:

Tenure:             Leasehold  
                         Expires 15/02/2157  
                         Approximately 133 Years Remaining

Ground Rent:     £250.00 (per annum)  
                         for the year 2023

Service Charge:   £3,880.06 (per annum)  
                         for the year 2023

Anticipated Rent:   £2,150.00 pcm  
                         Approx. 6.3% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN220172

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W: [www.benhams.com](http://www.benhams.com)

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