



Hester Road, Battersea, SW11 4AN

Guide Price £1,850,000 Leasehold

## A SIMPLY STUNNING MODERN APARTMENT WHICH NEEDS TO BE SEEN TO BE APPRECIATED

This stunning, fully refurbished apartment is situated on the seventh floor of modern development with unrestricted views of the River Thames between Albert & Battersea Bridges. This lateral apartment offers in excess of 1500 Sq Ft with the living room and principal bedroom featuring floor to ceiling windows to highlight the stunning views over the river and towards London. The apartment has lift access, concierge and secure underground parking.





## SPECTACULAR RIVER VIEWS BETWEEN BATTERSEA & ALBERT BRIDGES



Located on the south bank of the River Thames between Albert and Battersea Bridges the development is within easy walking distance of Battersea Park and the shops and restaurants of fashionable Kings Road and Chelsea. Clapham Junction rail station and Sloane Square underground station (Circle and District lines, zone 1) are within walking distance and buses run from Battersea Bridge to these locations regularly, and the bus stop is just outside the development.

- **Fully Refurbished Riverside Apartment**
- **Two Double Bedrooms**
- **Dressing Room**
- **Modern Fitted Kitchen**
- **Utility Room**
- **Large Living Room with Spectacular Views**
- **Seventh Floor Apartment with Lift Access**
- **Secure Underground Parking for Two Cars**
- **24 Hour Concierge**
- **No Onward Chain**

## Hester Road

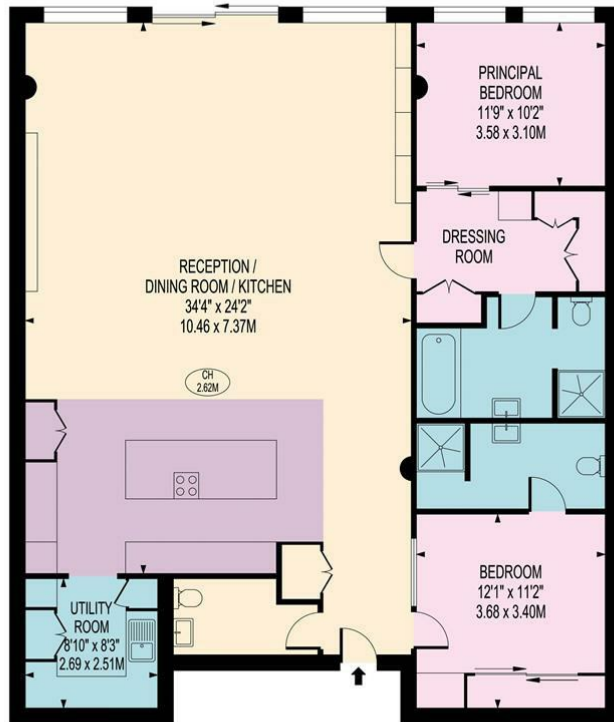






## RIVERSIDE ONE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1513 SQ FT- 140.56 SQ M



### SEVENTH FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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