

Cotton Row, Battersea, SW11 3YR

TO RENT £5,500



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 the 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.

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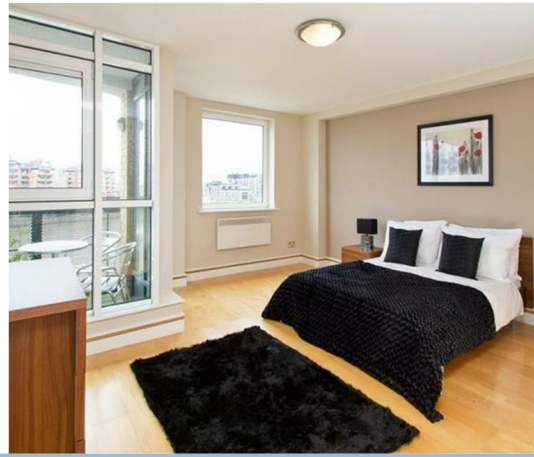
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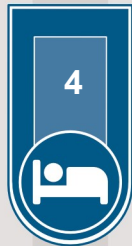
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THE LOCATION

Price's Court is a highly regarded riverside development on Cotton Row, SW11, set along the banks of the River Thames. The property is ideally positioned for the vibrant amenities of Battersea Square, Battersea Park and the King's Road in Chelsea, which are all within easy reach. Excellent transport links include Clapham Junction station (National Rail), offering fast connections into London Victoria and Waterloo, alongside a range of local bus routes. The Thames Path runs directly past the development, providing scenic riverside walks and cycle routes, while nearby Battersea Park offers 200 acres of open green space.



THE PROPERTY

A truly exceptional split-level four-bedroom penthouse set directly on the River Thames, offering 1,957 sq ft of stylish and versatile living space. Arranged over the fifth and sixth floors of a sought-after gated development with concierge and underground parking, this impressive home combines comfort with convenience. The accommodation includes four generous double bedrooms, three bathrooms, a separate dining kitchen, utility room and a spacious reception room. Two private south-west facing balconies provide breathtaking river views, with one accessed from the master bedroom and the other from the reception – perfect for relaxing or entertaining.

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

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

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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.