

RIVERHOMES

Albion Riverside
Battersea SW11

£850,000
Leasehold



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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

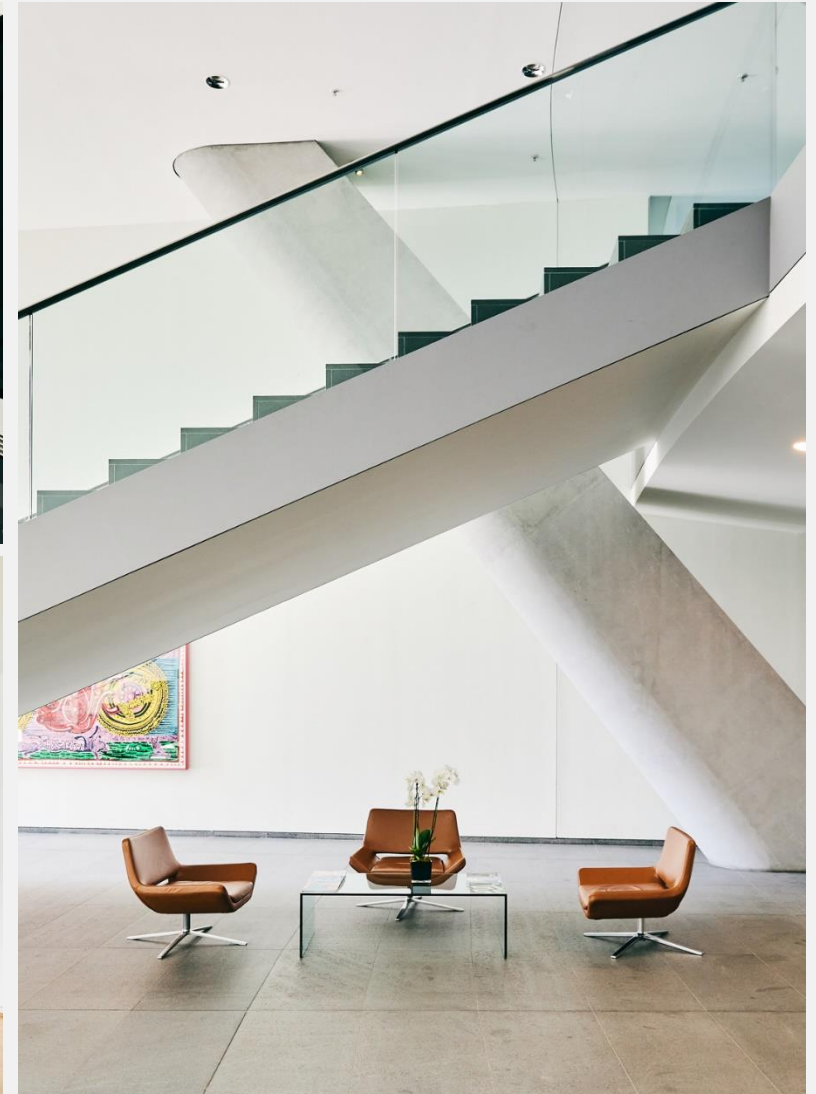
Allocated secure underground parking

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

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

