



# Altura Tower, Bridges Court Road, Battersea, SW11

Asking Price: £875,000

Benham  
& Reeves

# Altura Tower, 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.

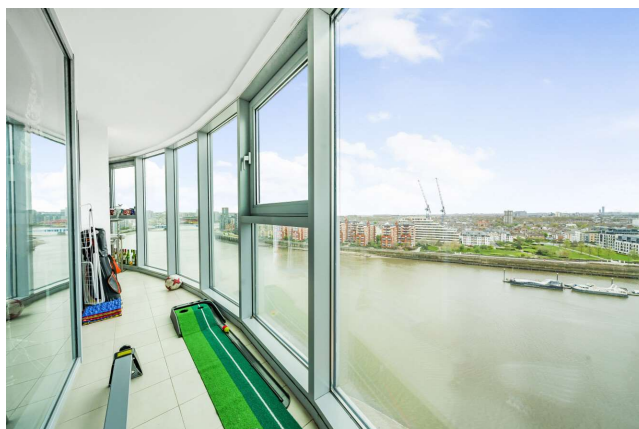
The nearest transport is provided by Clapham Junction mainline station offering services into Victoria and Waterloo. There is a good range of bus services providing easy access to Chelsea, Victoria and the southern suburbs. There is also a Thames Clipper river boat service at Plantation Wharf pier located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

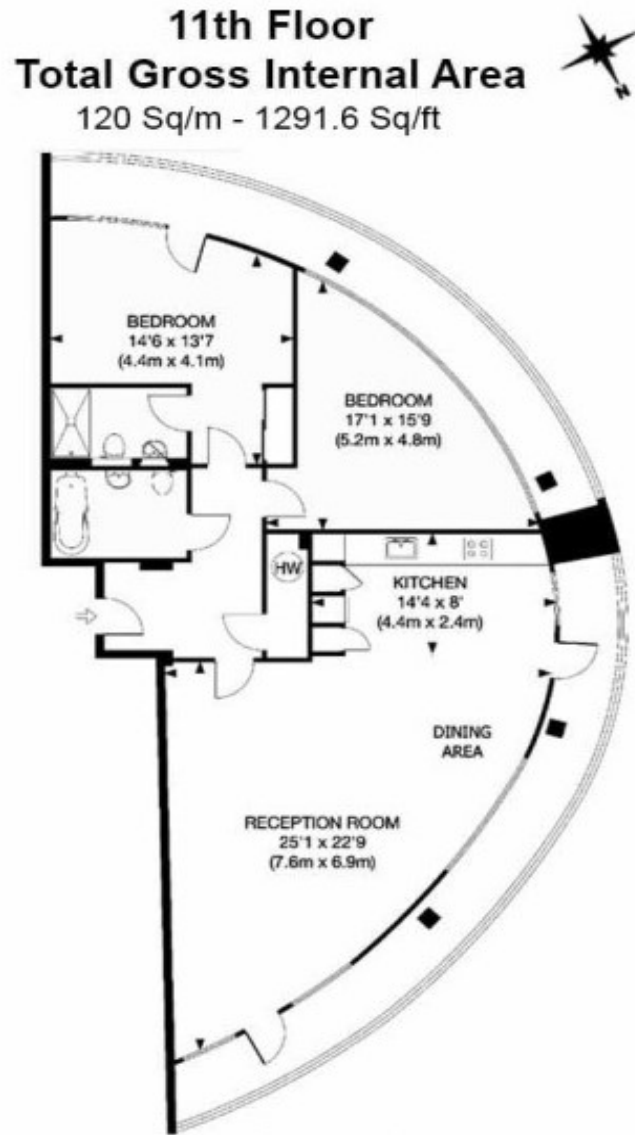




## Property Features:

- 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)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   | <b>83</b>               | <b>84</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 |           |

## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Asking Price:     | £875,000   |
| Tenure:           | Leasehold<br>Expires 08/07/2156<br>Approximately 132 Years Remaining |
| Ground Rent:      | £300.00 (per annum)<br>Review Period: 25 years<br>Next: 2031         |
| Service Charge:   | £10,969.48 (per annum)<br>to June 2024                               |
| Anticipated Rent: | £3,000.00 pcm<br>Approx. 4.1 % Yield                                 |

## Viewings:

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

Our reference: NIN220267

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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

