



A SPECTACULAR AND BEAUTIFULLY REFURBISHED TWO BEDROOM APARTMENT

FLAT 25

WATERSIDE POINT, 2 ANHALT ROAD, BATTERSEA, LONDON, SW11 4PD

Part Furnished, £875 pw (£3,791.67 pcm) + fees and other charges apply.*

Available Now



A SPECTACULAR AND BEAUTIFULLY REFURBISHED TWO BEDROOM APARTMENT

WATERSIDE POINT, 2 ANHALT ROAD,

£875 pw (£3,791.67 pcm) Part Furnished

- 2 Bedrooms • 2 Bathrooms • 1 Reception
- Open plan reception room • Abundance of storage • Balcony • Direct river views • 1076 sq ft
- EPC Rating = C • Council Tax = G

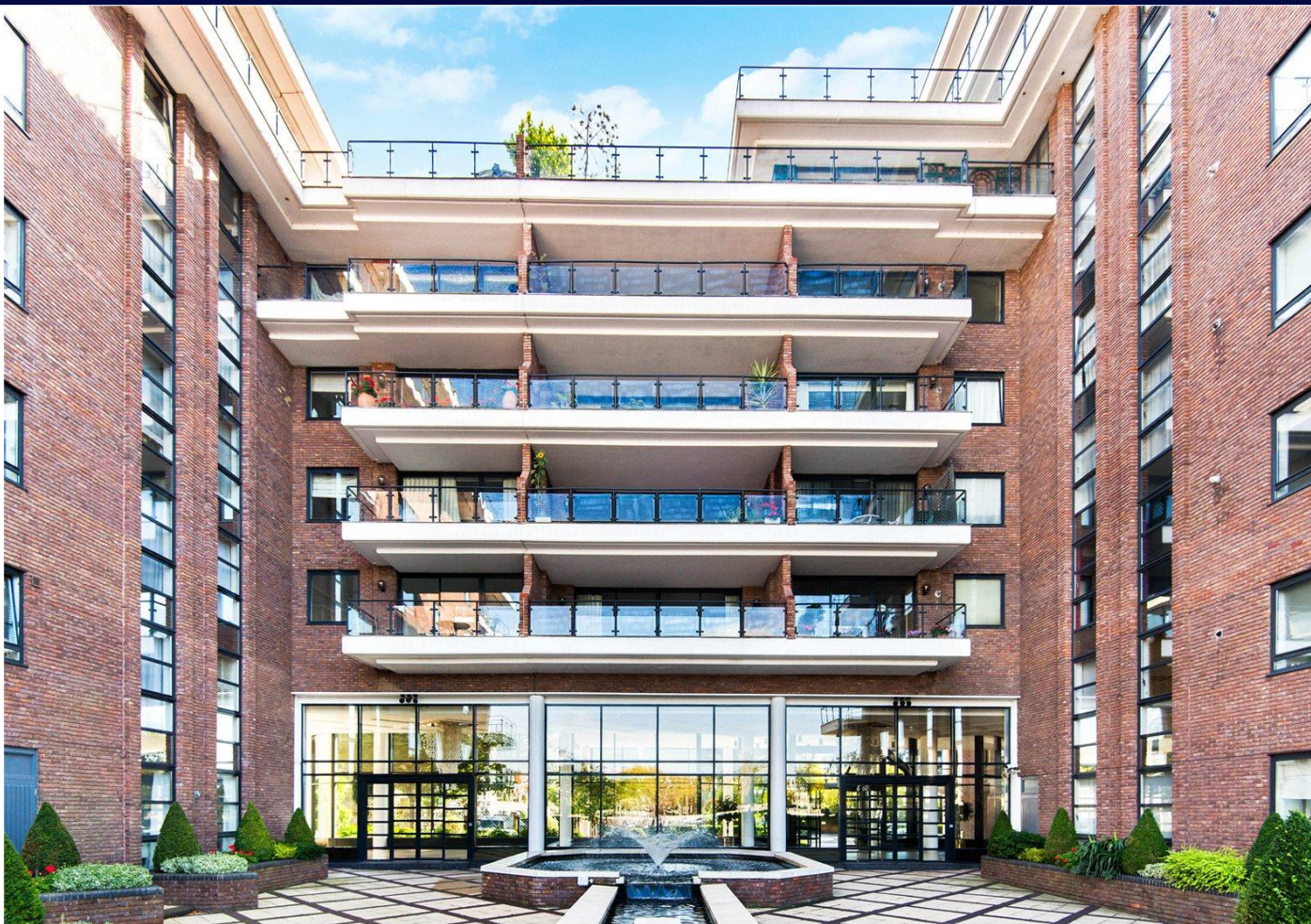
Situation

Located on the Battersea Riverside, off a quiet one way street with no through traffic, and opposite the iconic Battersea Park. Local buses run from Battersea Bridge which is a short walk away providing links to Clapham Junction, Victoria, Sloane Square and South Kensington. Chelsea's Kings road is 0.5 miles away, and the development has the advantage of a private, direct access to the Thames walkway.

Description

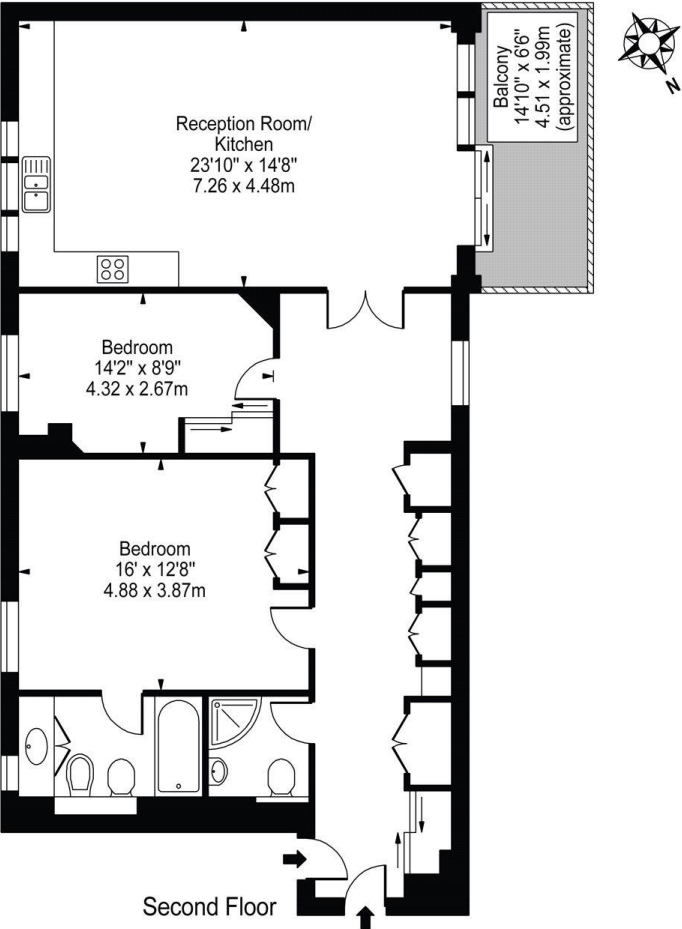
A stunning two bedroom apartment in arguably one of the best positions in the Waterside Point development. Boasting an abundance of natural light throughout, including the large floor to ceiling windows in the open plan reception/kitchen area making it the idea living space. Additional accommodation comprise two generous double bedrooms, two bath/shower rooms and a wealth of storage space. The apartment also benefits from a spacious balcony which offers unrivalled views of the River Thames and Chelsea Embankment. The apartment has been recently decorated throughout, and finished to exacting standards.

The apartment comes with underground parking and benefits from 24 hour concierge, CCTV, Banham locks and secure entry.



Waterside Point

Approx. Gross Internal Area 1076 Sq Ft - 99.96 Sq M



For Illustration Purposes Only - Not To Scale

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.

FLOORPLANS

Gross internal area: 1076 sq ft, 100 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190603SEND

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Waterfront Lettings

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