



PRINCE OF WALES DRIVE, LONDON, SW11

Carter Jonas

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A fantastic lateral apartment with private balcony and far-reaching views over Battersea Park. Close to Battersea Power Station and Northern Line.

This two-bedroom apartment is set within an imposing mansion block directly facing the 200 acres of Battersea Park. Set on the banks of the River Thames, Battersea Park is widely considered as one of London's finest green spaces.

The fourth-floor apartment comprises a bright reception room with good proportions, and French doors opening onto the balcony which overlooks the park. The balcony has space for a table and chairs. A central hallway with space for storage and bookshelves leads to a spacious principal bedroom, which benefits from wonderful views over the park through the large windows, which are fitted with wooden shutters. A large fitted wardrobe completes the space. The second double-bedroom looks out over the rear of the property. Both bedrooms share a bright contemporary bathroom with bath and showerhead.

The kitchen is bright and offers plenty of countertop and storage space. The breakfast nook, with banquette seating, overlooks a small second balcony, providing a practical and sometimes sunny solution to quick meals. The balcony gives access to a very useful utility/storage out house.

Prince of Wales Mansions is located on Prince of Wales Drive, directly opposite Battersea Park with fantastic leisure and sporting facilities. The property provides easy access to the King's Road and Chelsea over Chelsea Bridge. Shops, restaurants and cafes can be found in the nearby Battersea Power Station. Waitrose and Sainsbury's can both be found at Nine Elms. Transport links are excellent with the Northern Line at Battersea Power Station, Battersea Park Station (overland to Victoria), Queenstown Road Station (overland to Waterloo)

Ground rent: Peppercorn

Service Charge: £4,500pa

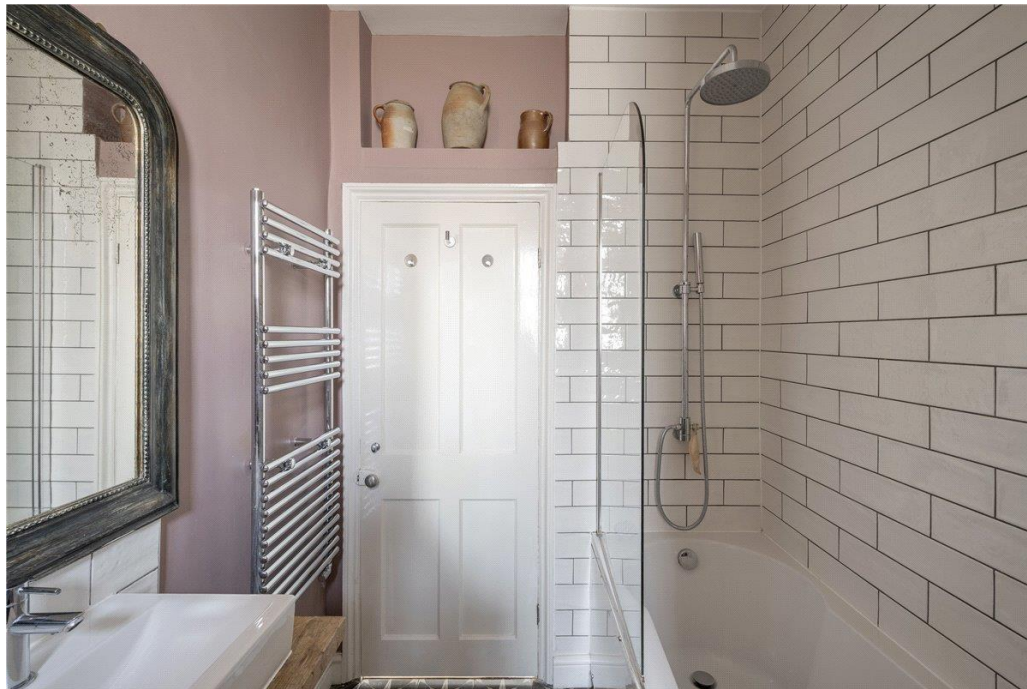
Lease Length: 978 years remaining

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

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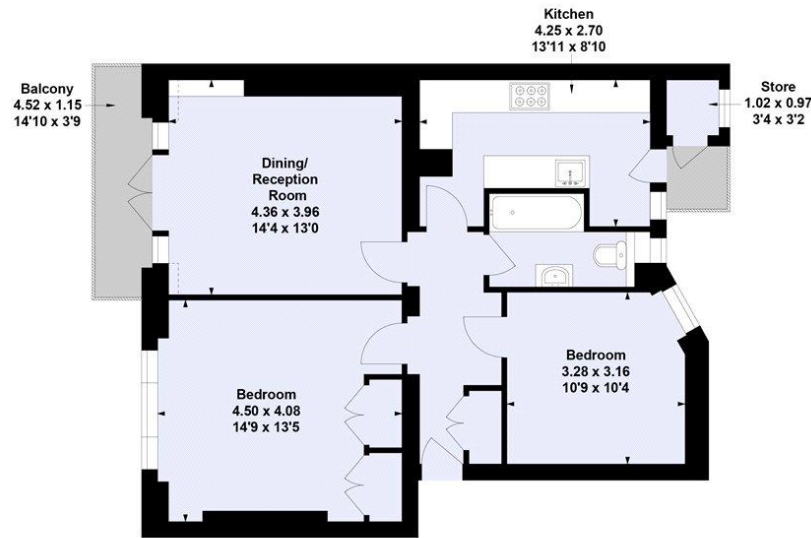


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Approximate Floor Area = 69.82 sq m / 752 sq ft
(Including Store)

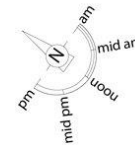
Store = 0.98 sq m / 11 sq ft

 = Reduced head height below 1.5m



Fourth Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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