



BRIDGES COURT ROAD, LONDON, SW11

Carter Jonas

BRIDGES COURT ROAD, LONDON, SW11

This immaculately maintained two-bedroom, two-bathroom apartment is situated on the 10th floor of the Orbis Wharf development in Battersea and extends to approximately 1,200 sq ft. Offered fully furnished with all fixtures and fittings included, the property also benefits from two secure underground parking spaces and spectacular views over the River Thames.

Designed for contemporary riverside living, the expansive open-plan kitchen, dining and reception area provides an exceptional space for both everyday use and entertaining.

The property is just over a 10-minute walk to Clapham Junction station (with direct services to Victoria and Waterloo), as well as moments away from St Mary's Wandsworth Pier, offering Thames Clipper services into Central London. The cafes, restaurants and local amenities of Battersea Square are also within easy reach.

KEY FEATURES:

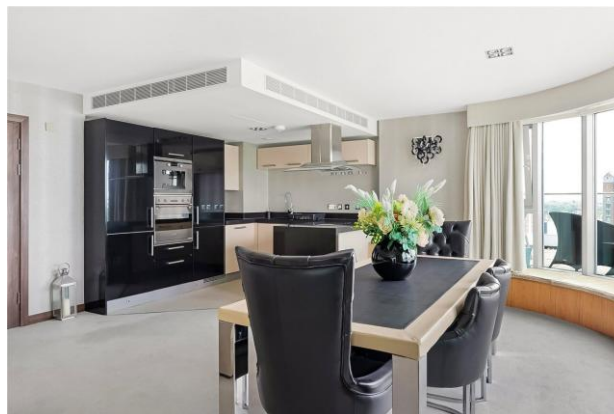
- 10th floor with large outdoor terrace showcasing spectacular views over the River Thames
- Two double bedrooms
- Two bathrooms, including master en-suite
- Open-plan kitchen, dining and reception room
- Fully furnished - all fixtures and fittings included in sale
- Two secure underground parking spaces
- Regular bus service (Routes 170 and 44) outside the building that runs to Victoria every 5-10 mins.
- Service Charge: £9,000 per annum
- Ground Rent: £300 per annum

TENURE Leasehold (approx. 129 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A STUNNING 10TH FLOOR RIVERSIDE APARTMENT WITH TWO OUTDOOR TERRACES AND TWO PARKING SPACES

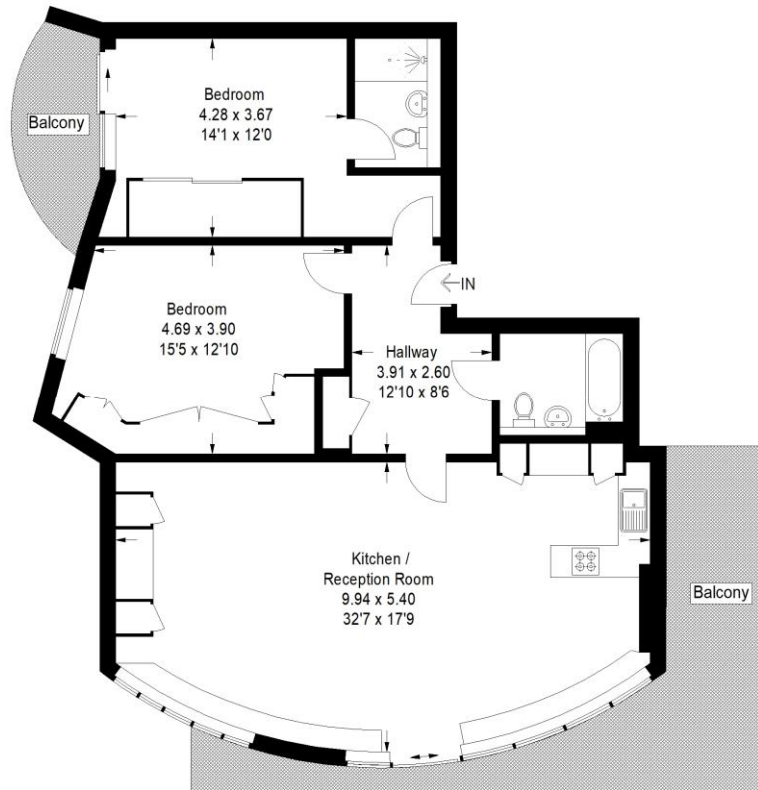


Classification L2 - Business Data



Orbis Wharf, SW11

Approximate Gross Internal Area
108.3 sq m / 1166 sq ft



Tenth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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. (ID1320088)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wandsworth Sales 020 8767 7711

wandsworthresales@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.