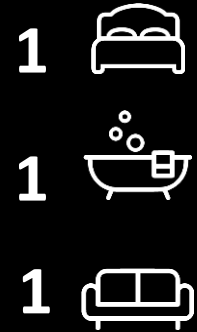




Vicentia Court, Bridges Wharf
Battersea, SW11 3GY

PROPERTY SUMMARY

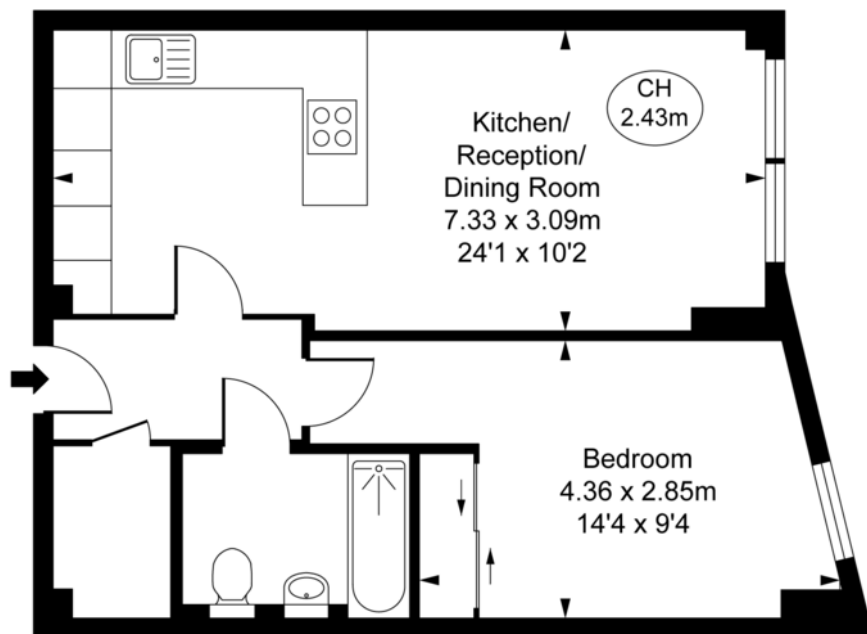
A smart well proportioned one bedroom apartment in this award winning riverside development. This sixth-floor property is beautifully presented throughout, offering contemporary living accommodation and benefitting from an open plan kitchen/living room, spacious double bedroom, bathroom and courtyard garden views. Secure underground parking for one car is included in the sale.







Vicentia Court, SW11
Approximate Gross Internal Area
45.55 sq m / 490 sq ft
(CH = Ceiling Heights)



Sixth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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LOCAL AUTHORITY

Wandsworth Borough Council

TENURE

Leasehold

COUNCIL TAX BAND

Band E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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