

**Vicentia Court, Bridges Wharf**  
London, SW11 3GY

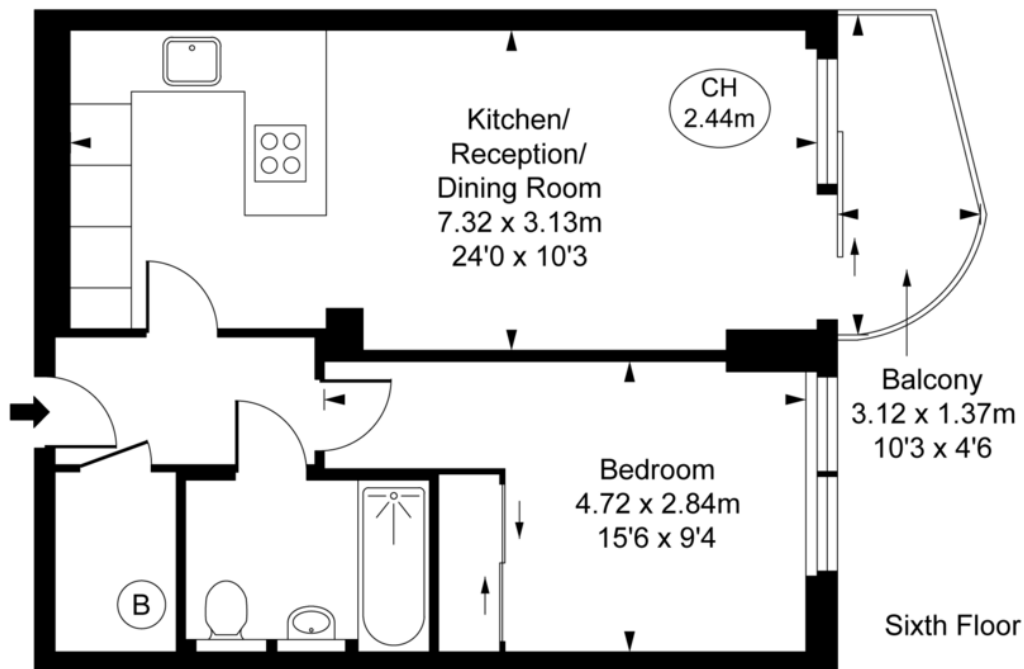
## PROPERTY SUMMARY

An immaculate one-bedroom apartment with courtyard garden views and parking offering contemporary living in this secure development in Battersea with a private balcony. Offering approx. 480 sq ft of well-proportioned accommodation comprising an open plan kitchen/reception room, spacious master bedroom, bathroom and private balcony.





Vicentia Court, SW11  
 Approximate Gross Internal Area  
 44.60 sq m / 480 sq ft  
 ( CH = Ceiling Heights )



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 D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
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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