

Eustace Building, Queenstown Road, Nine Elms, SW11

Asking Price: £470,000

Benham & Reeves

Eustace Building, Queenstown Road, Nine Elms, SW11

1 Bedroom | 1 Bathroom | Leasehold

A lovely one bedroom apartment on the second floor of the Eustace Building, Chelsea Bridge Wharf, with magnificent east-facing views across the communal garden and fountain. This exceptional and bright apartment spans 530 square feet (approximately) and comprises an open plan reception room with floor-to-ceiling windows that lead to a private balcony. There's a fully fitted kitchen with integrated appliances, a good-sized bedroom with storage space and a fully tiled bathroom.

Chelsea Bridge Wharf is a desirable development, situated among beautiful landscaped gardens and water features on the banks of the River Thames. Residents benefit from excellent 24-hour security and concierge service, as well as the option of secure underground parking.

Ideally positioned by Chelsea Bridge, the development offers easy access to the wide open spaces of Battersea Park, as well as the fashionable shops and restaurants of the nearby Battersea Power Station. Sloane Square and the amenities of the King's Road are just a short walk across the bridge. The Battersea Power Station Underground Station offers a fast commute into the City, in addition to the new River bus stop.







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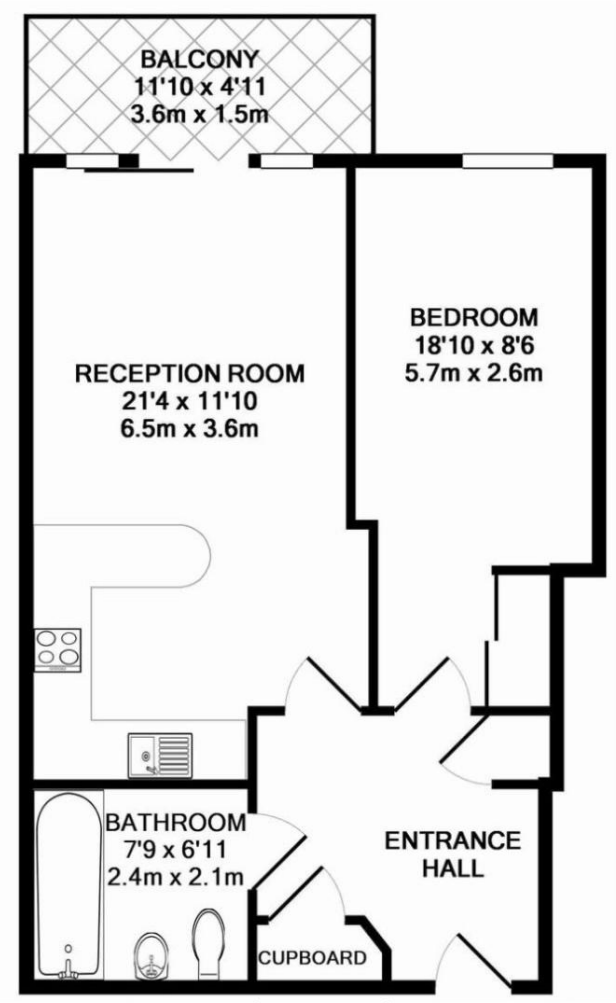


Property Features:

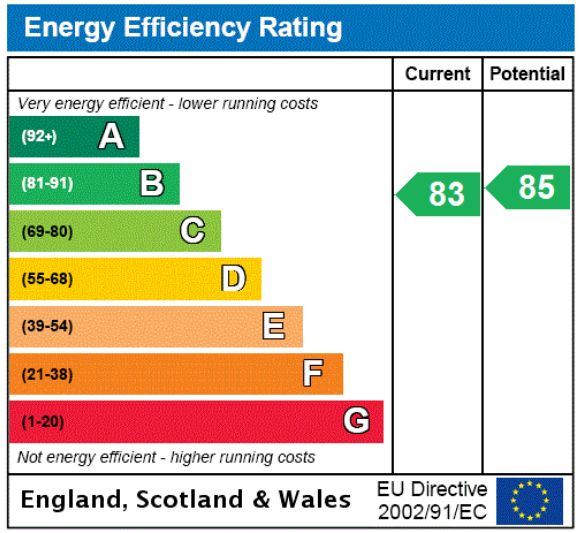
- One Bedroom
- One Bathroom
- Second Floor
- Private Balcony
- 530 Square Feet (Approx.)
- 24-Hour Concierge
- Communal Garden
- Battersea Power Station (Zone 1)

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Second Floor
Total Gross Internal Area
49.2 Sq/m - 530 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£470,000
Tenure:	Leasehold Expires 21/12/2998 Approximately 971 Years Remaining
Ground Rent:	£800.00 (per annum) Review Period: 25 years Next: 2050 Increase: 100%
Service Charge:	£3,582.54 (per annum) for the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 6.4 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN230082

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