



 **Battersea Place**  
by LifeCare Residences

Joanna Tipper | Sales Manager

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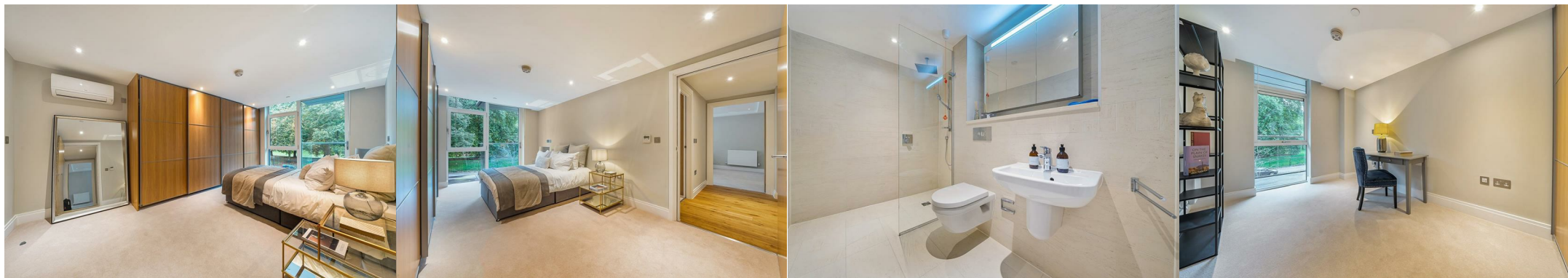
[www.batterseaplace.co.uk](http://www.batterseaplace.co.uk)

**10 Albert Bridge Road**  
Albert Bridge Road, London SW11 4DS

£1,400,000 Leasehold

Service Charges and Deferred Membership Fees Apply





## Description

A well proportioned two bedroom retirement apartment with views over Battersea Park.

A unique opportunity to own a generously proportioned two-bedroom apartment located on the first floor. The apartment is currently being refurbished to a high standard and benefits from lots of natural light overlooking Battersea Park which can be enjoyed from a private balcony. The master bedroom includes large, fitted wardrobes. Additional storage is also available in the second bedroom and the utility cupboard in the hallway. The kitchen is fully fitted with integrated appliances including a Miele oven, hob, cooker hood and microwave, Fisher Paykel dish drawer and integrated Blomberg fridge. The en-suite bathroom is fully tiled with a level access shower while the second bathroom has a bath. Air cooling and an emergency call system have also been fitted in the apartment.

## Key Financial Terms

We draw your attention to pay service charges and a deferred membership fee (the latter on the resale of this property).

Details can be found in the attachment '[Key Financial Terms](#)' located on our website. LifeCare Residences does not charge ground rent.



# Amentities and Services

Battersea Place is a Luxury Retirement Community offering private, independent apartment living with the availability of onsite care should you require it – either now or in the future. Built with the over 65s in mind and for those who appreciate attention to detail.

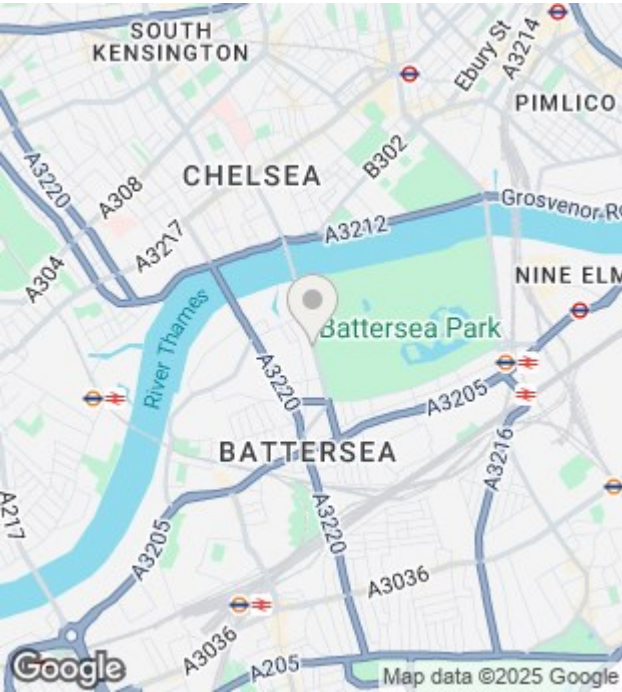
The development has been designed to extend your living space, beyond that of your apartment, to include full use of the onsite facilities such as swimming pool and spa, gym, billiards room, private cinema, guest apartment, library, courtyard garden, hobbies room, lounge, à la carte restaurant, bar and café.

Other onsite services include domiciliary and nursing care, self-drive care hire and chauffeur service, housekeeping and laundry service, beauty treatment and hair salon. Packages can be tailored to personal requirements.

Lifestyle and wellbeing are at the heart of our offering and award winning care is available should you need it. An enriching environment for you and peace of mind for your family.



We are both a founding and leading member of the industry association ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. We are an Approved Operator under the ARCO Consumer Code. We aim to meet and exceed their standards of service and compliance and are constantly striving to drive the retirement community industry to higher levels of quality and probity.




## Directions

Situated on Albert Bridge Road, overlooking Battersea Park, Battersea Place is a stone’s throw from Chelsea and the King’s Road and all that London has to offer.

With Battersea Parks 200 acres of parkland, gardens, lakes and point of interest on your doorstep, Battersea Place benefits from being in vibrant London with easy access to open spaces to enjoy.

Nearby bus and rail connections to central London and beyond.

10 Albert Bridge Road  
Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>86</b>	
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**10 Albert Bridge Road**  
One Bedroom - Second Floor Apartment

Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown on the images are courtesy of a virtual staging app and are used for illustrative purposes only. No furnishings shall be included as part of the property offered for sale. All images, photographs, dimensions, and floor plans are not intended to be relied upon for, nor to form part of any contract.



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