



Helen Smith | Sales Manager

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www.batterseaplace.co.uk

Apartment 85 Battersea Place

Albert Bridge Road, London SW11 4DS

£1,350,000 Leasehold

Service Charges and Deferred Membership Fees Apply



Description

Enviably located adjacent to one of London's finest parks this beautiful apartment offers superb retirement living. Located on the sixth floor of Battersea Place, with a generous lounge / diner this light, bright two bedroom, two bathroom apartment benefits from its own private balcony overlooking our private garden. The master bedroom features fitted wardrobes and 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 and 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 Miele oven, hob, extractor fan and microwave, Fisher Paykel dishwasher draw and integrated Blomberg fridge freezer. Please note that these pictures are illustrative of Battersea Place apartments

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.



Amenities 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.

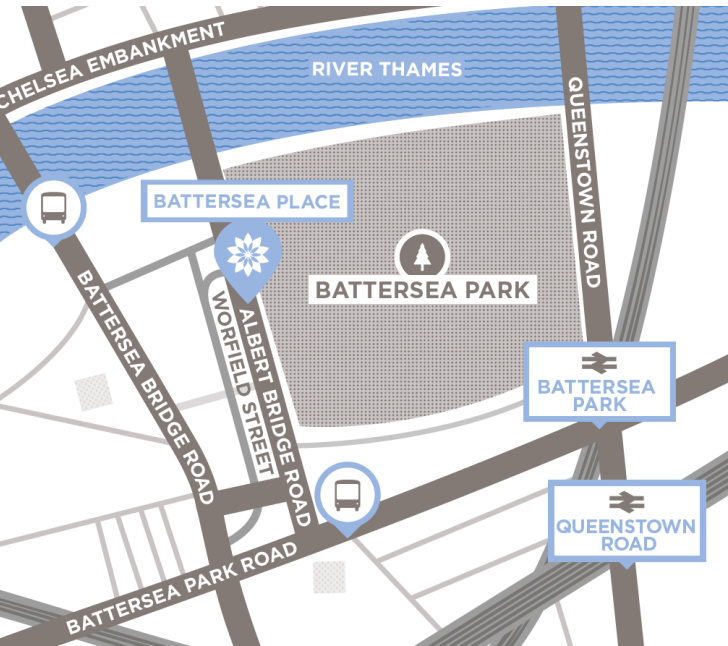
The development has been designed to extend your living space, beyond that of your apartment, to include full use of the onsite facilities such as a swimming pool and spa, gym, billiards room, private cinema, guest apartment, library, courtyard garden, hobbies room, lounge, à la carte restaurant, bar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

Other onsite services include domiciliary and nursing care, self-drive care hire and chauffeur service, housekeeping and laundry service, beauty treatment and a 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.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Two Bedroom, Sixth Floor Apartment

Approximate Gross Internal Area 804ft² / 75m²



Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown in 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 nor to form part of, any contract.



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