



Maison Chaise

**WATERSIDE POINT, ANHALT ROAD, LONDON SW11**

**£15,000 PCM**



**A LATERAL 5 BEDROOM 5 BATHROOMS HOME -  
BATTERSEA SW11**

**PROPERTY REFERENCE CODE: RL0417**

## **WATERSIDE POINT, ANHALT ROAD, LONDON SW11**

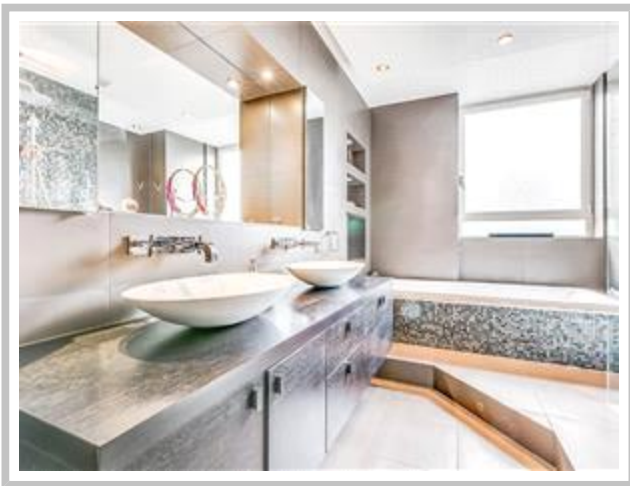
This magnificent 5 bedroom - 5 bathroom apartment set within wonderful gated development overlooking the River Thames at Albert Bridge, offers incredible lateral space with beautiful river views.

- LAVISH RECEPTION ROOM WITH DOOR TO RIVER FACING BALCONY
- SLEEK KITCHEN WITH INTEGRATED APPLIANCES AND SPACE TO DINE
- 4 GENEROUS BEDROOMS WITH EN SUITE BATHROOMS
- BALCONY AND 2 TERRACES WITH RIVER AND PARK VIEWS
- TWO UNDERGROUND PARKING SPACES PLUS GUEST PARKING
- ELEGANT DECOR AND ATTRACTIVE WOOD FLOORS
- SECURE GATED DEVELOPMENT, 24HR CONCIERGE AND LIFT ACCESS

Waterside Point is a peaceful riverside location, only 0.5 miles away from the amenities of the King's Road, moments from the shops, bars, cafes and restaurants of Parkgate Road and Battersea Bridge Road. Battersea Park is on the doorstep and the attractions of Chelsea just over the river.

Further benefits include a 24 hour security and concierge service, secure underground parking for two cars, private landscaped gardens overlooking the river and an impressive entrance lobby, which has recently been refurbished.





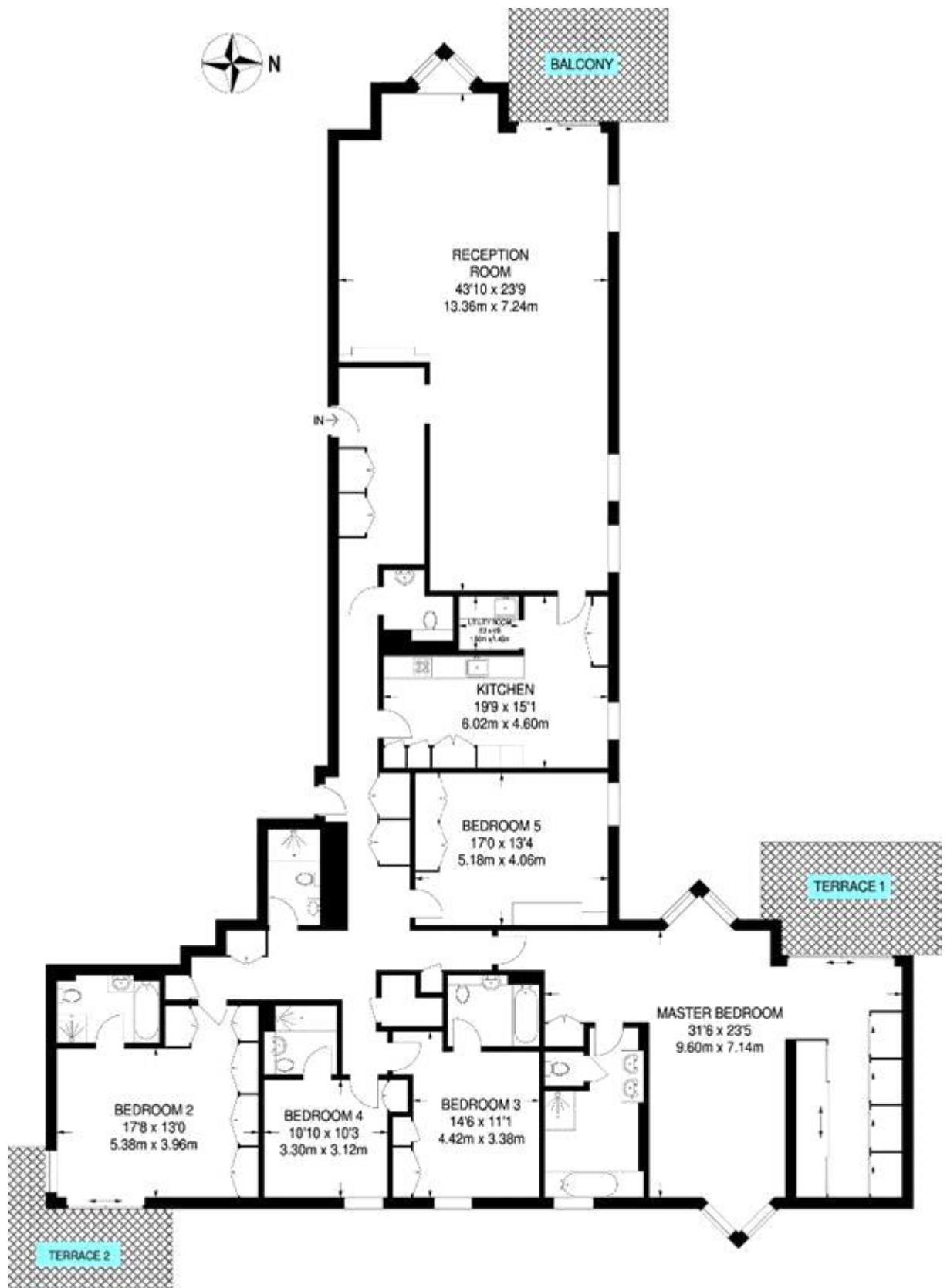


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	<b>84</b>	<b>86</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



**FIRST FLOOR**  
**3474 SQ FT / 322.7 SQ M**

Viewing by appointment only  
 Maison Chase - Maison Chase  
 41A Mill Lane, West Hampstead, London NW6 1NB  
 Tel: 020 3951 7464  
 Email: [home@maisonchase.co.uk](mailto:home@maisonchase.co.uk)  
 Website: [www.maisonchase.co.uk](http://www.maisonchase.co.uk)

