



338 Queenstown Road, SW11 | Asking Price £1,100,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Camellia House, Queenstown Road

Situated within the prestigious Camellia House at Chelsea Bridge Wharf, this elegant two bedroom, two bathroom apartment enjoys views towards Battersea Park and the iconic Battersea Power Station.

Positioned on the first floor, the property offers well balanced lateral accommodation centered around a generous open plan reception room. The sitting and dining areas flow naturally into a contemporary kitchen finished with stone worktops and integrated appliances. Floor to ceiling glazing draws in excellent natural light and opens onto a glass fronted terrace, providing a seamless extension of the living space and an ideal setting for both quiet relaxation and entertaining.

The principal bedroom is thoughtfully arranged with fitted wardrobes, a refined en suite bathroom and direct access to a substantial private terrace overlooking Battersea Power Station. The second bedroom also benefits from terrace access and is served by a separate, well appointed shower room.

Offered fully furnished, the apartment has been carefully curated to complement its modern design and architectural lines. Generous glazing throughout enhances the sense of light and space while framing the surrounding greenery.

Residents enjoy a comprehensive range of facilities including a 24 hour concierge, secure underground parking, comfort cooling and heating, lift access and a secure entry system. Exclusive amenities include a private gym, vitality pool, sauna, residents lounge and landscaped gardens.

Chelsea Bridge Wharf is ideally located moments from the vibrant Battersea Power Station development, with its array of restaurants, boutiques and leisure facilities, and directly opposite the open expanses of Battersea Park.

Tenure: Leasehold  
Lease Years Remaining: 984  
Service Charge: £10,405pa  
Annual Ground Rent: £700  
Council Tax Band: F





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**Asking Price:**  
£1,100,000 subject to contract.

**Tenure:**  
Leasehold

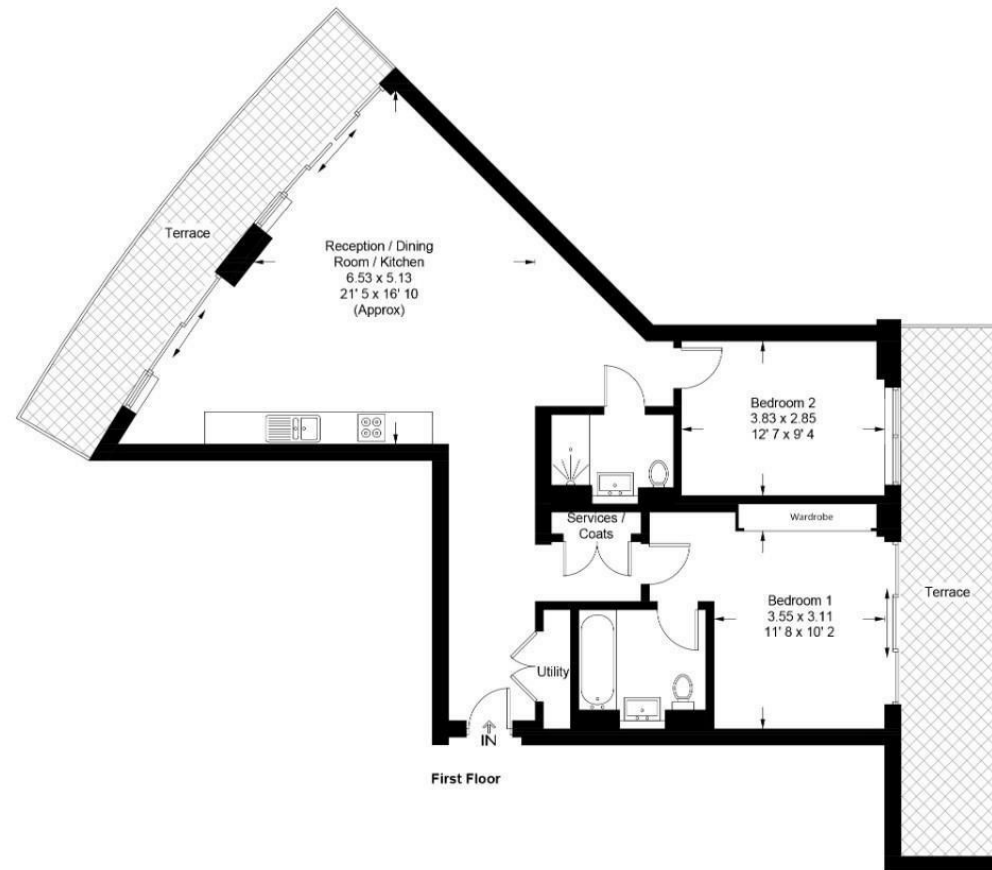
**Local Authority:**  
London Borough of Wandsworth

**Council Tax Band:**  
F

**Approximate Gross Internal Area:**  
925.70 sq ft

## Camellia House

Approximate Gross Internal Area = 930 sq ft / 86.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

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