

**Vicentia Court**  
London, SW11 3GY



## PROPERTY SUMMARY

A well-appointed, bright & airy one-bedroom apartment with a southerly aspect in this sought-after Battersea riverside development. The balcony boasts stunning westerly views of the river, ideal for enjoying breathtaking sunsets. Residents enjoy excellent transport links and 24/7 concierge service

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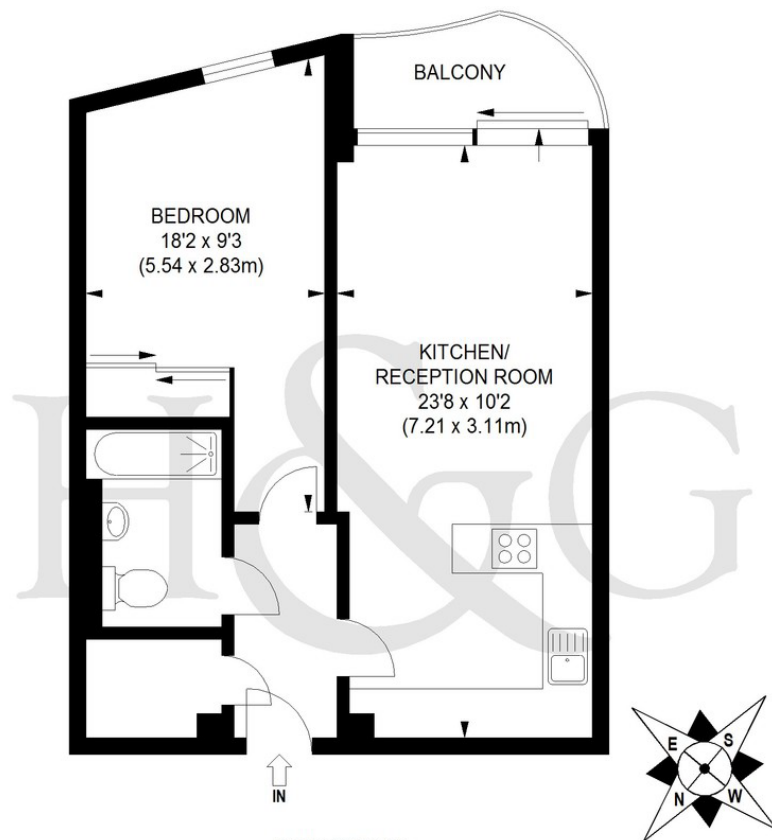


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FOURTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 530 SQ FT / 49.2 SQ M

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
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## LOCAL AUTHORITY

Wandsworth Borough Council

## TENURE

Leasehold

## COUNCIL TAX BAND

Band E

## VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



4 Vicentia Court  
Bridges Wharf  
London  
SW11 3GY

02073522455  
info@hgproperty.co.uk  
www.hgproperty.co.uk