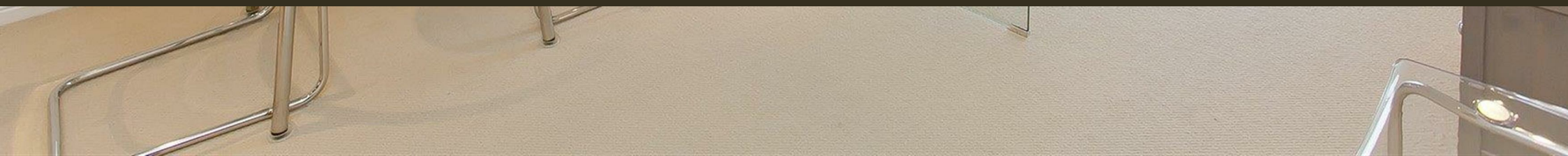




75 Battersea Park Road, London  
SW8

GARTON JONES.COM



75 Battersea Park Road, London  
, SW8

GARTON JONES.COM

9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £495,000 Leasehold

A beautifully presented, bright and spacious 1-bedroom apartment of 480sq.ft (44.61sq.m) available in Viridian Apartments, a modern development in Nine Elms. The apartment has been well maintained and is in a quiet position overlooking the communal courtyard and further benefits from an open plan reception room with floor to ceiling windows and access to a full width private terrace with a bright South facing aspect. This apartment also comprises a spacious bedroom, well equipped kitchen, good storage throughout and benefits from a secure underground parking space.

Viridian Apartments is a popular development in a fantastic location and residents benefit from a 24-hour concierge service, roof terraces with panoramic views of London and a well-equipped gymnasium. Battersea Power Station tube station is located directly opposite the building, providing access to the Northern Line allowing very easy access throughout London. The rail links of Battersea Park and Queenstown Road are also a short walk away, as are the green open spaces of Battersea Park.

- Electricity Supply — Mains | Water Supply — Included in Service Charges | Sewerage — Mains | Heating — Central Heating
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: Secure Underground Parking
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band D (London Borough of Wandsworth)
- Leasehold: 139 Years Remaining
- Service Charges: £4,160.88 per annum (includes heating & hot water)
- Ground Rent: £300 per annum
- EPC Rating B (81)

- 1 Bedroom
- 480sq.ft (44.61sq.m)
- Fantastic Natural Light
- 4th Floor
- South Facing
- Secure Underground Parking
- Spacious Balcony
- 24 Hour Concierge
- Residents Gym
- Opposite Battersea Power Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 480 sq. ft / 44.62 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING



