



Viridian Apartments, Nine Elms  
London SW8

GARTON JONES.COM



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## £470,000 Leasehold

A beautifully presented, bright and spacious 1-bedroom apartment of 488sq.ft (45.33sq.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 East 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 now open and 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. The redevelopment of Battersea Power Station is also directly opposite the building, with the shopping centre at the Power Station due to open this Autumn highlighting the exciting transformation of the area that residents will benefit from.

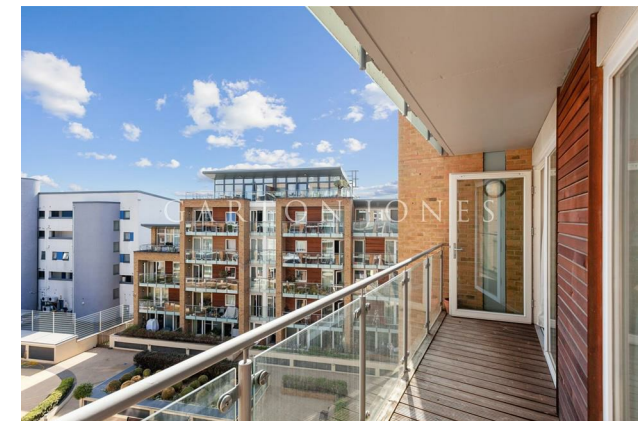
Leasehold: 141 Years Remaining

Service Charge: Approx. £3,000 per annum (includes heating & hot water)

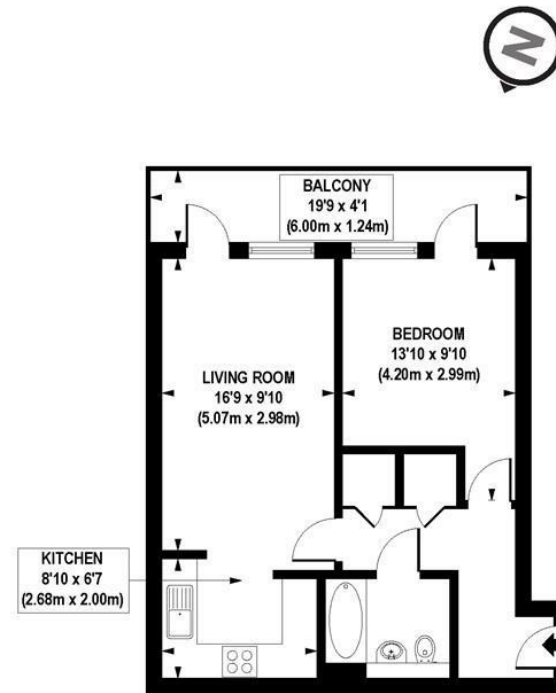
Ground Rent: Approx. £300 per annum

Wandsworth Council Tax Band D — Total £898.19 per annum

- EWS1 COMPLIANT
- 1 Bedroom
- 1 Bathroom
- 488 sq.ft (45.33 sq.m)
- South East 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 488 sq. ft / 45.33 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

