



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

£525,000 Leasehold

A bright and spacious 2-bedroom apartment of 680 sq.ft (63.18sq.m) available for sale in Viridian Apartments, a modern development by Barratt Homes in the heart of the Nine Elms & Battersea regeneration. The apartment has been well maintained and is in a quiet position overlooking Sleaford Street 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 East facing aspect and views towards the City of London. This apartment comprises 2 spacious bedrooms, 2 modern bathrooms (1 en-suite), a 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. It is conveniently located moments from Battersea Power Station underground services, providing access to the Northern Line allowing very easy, quick travel into Central London, as well as the shopping centre in the Power Station with a range of shops, restaurants, and eateries. Please note some of the photos have been virtually staged.

Leasehold: 139 Years Remaining (155 years from 2008)
Service Charges: £5,600 per annum (payable 6 monthly)
Ground Rent: £320 per annum (payable 6 monthly)

- 2 Bedrooms
- 680 sq.ft (63.18sq.m)
- 2 Bathrooms (1 En-Suite)
- Secure Underground Parking
- Open Plan Reception
- Modern Kitchen
- Large Balcony
- Residents Gym
- 24 Hour Concierge
- 0.1 Miles to Battersea Power Station Tube



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 680 sq. ft / 63.18 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

