



75 Battersea Park Road, London
SW8

GARTON JONES.COM



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, SW8

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£420,000 Leasehold

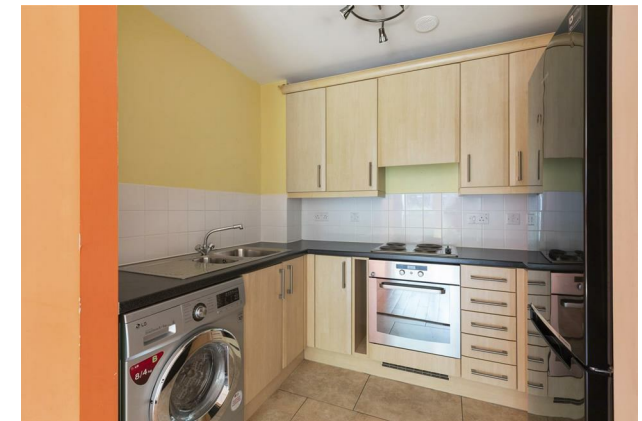
A well-presented, bright, and spacious 1-bedroom apartment of 498 sq. ft / 46.22 sq. m available in Viridian Apartments, a modern development in Nine Elms. Located on the raised ground floor, the apartment has been well maintained and is in a quiet position overlooking Thessaly Road and further benefits from an open plan reception room with floor to ceiling windows and access to a full width private terrace with a bright West 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, with Battersea Power Station tube station 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.

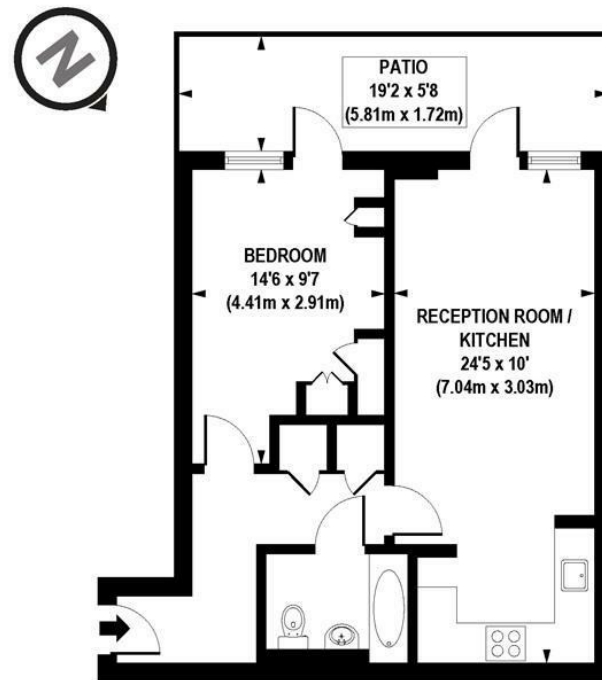
Please note furniture may differ to that shown in the current photos.

Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Central Heating
Broadband & Mobile Signal: Check Coverage via Ofcom
Lift Access
Building Safety: EWS1 Available on request
Council Tax Band D (London Borough of Wandsworth)
Leasehold: 109 Years Remaining (125 Years from 6 June 2008)
Service Charges: £360.28 per calendar month
Rent: £478.29 per calendar month
EPC Rating B (81)

- 1 Bedroom
- 498 sq. ft / 46.22 sq. m
- Large Terrace
- Modern Kitchen
- Secure Underground Parking
- Bathroom
- Storage
- Secure Entry
- Close to Battersea Park
- 0.1 Miles to Battersea Power Station Tube



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 498 sq. ft / 46.22 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

