



Collet House
50 Wandsworth Road, SW8





This fabulous one-bedroom apartment is located within Collet House on the 5th floor of Nine Elms Point and extends to 598 square feet. The property benefits from an open plan kitchen/reception room which opens onto a private west facing balcony that overlooks the communal garden. The bedroom is a generous sized double room and has a large built in wardrobe for storage. The apartment is completed with a family bathroom with built in rainfall shower over the bath.

Nine Elms Point is a well regarded development at the heart of Nine Elms, Europe's largest regeneration zone. Residents can take advantage of facilities including a 24-hour concierge service, a large and well equipped gym, conference room, business lounge and a cinema screening room.

The development is next door to the Nine Elms underground station (Northern Line) and a short walk from Vauxhall underground/rail station (Victoria Line and SWR). The extensive commercial facilities of Battersea Power station can be found a short walk away as well as being able to take advantage of the Thames path for a more healthy commute into London.

- Amazing balcony overlooking communal gardens
- 1 Bedroom
- Built in white goods including wine fridge
- Underfloor heating
- Residents Gym, Cinema and Lounge

Offers in excess of
£600,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Tenure: Leasehold 987 years 10 months

Service Charge: £3382

Ground Rent: £547

Local Authority: London Borough Of Lambeth

Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

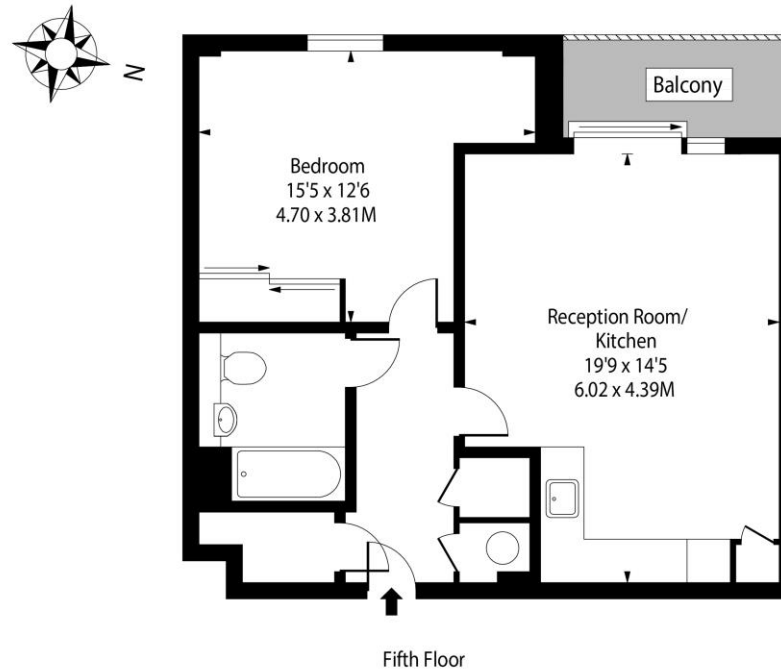
SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

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Approx Gross Internal Area **598 Sq Ft - 55.56 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 43431

