



West Elms Studios  
104a Stewarts Road, SW8

CHESTERTONS







Immaculately presented bright and spacious one bedroom apartment located on the first floor of this popular building located moments from Battersea Power station and the Nine Elms regeneration area.

With accommodation of 388 sq. ft. this unique apartment benefits from floor to ceiling doors in the open plan reception room and bedroom that let in an abundance of natural light. The kitchen has a great amount of work top space, storage and all appliances are integrated. The generous double bedroom has a built in wardrobes and the property benefits from wood flooring throughout.

This contemporary apartment is serviced by excellent transport links nearby, including Wandsworth mainline station and the underground stations at Nine Elms and Battersea Power station. The power station also offers a huge amount of commercial options that are just around the corner such as high end shops, bars and restaurants.

- One Bedroom
- Good Condition
- No Chain
- Modern Development
- Great Location

Offers in excess of  
£325,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold 240 years 1 months

**Service Charge:** £1943.7

**Ground Rent:** £250

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

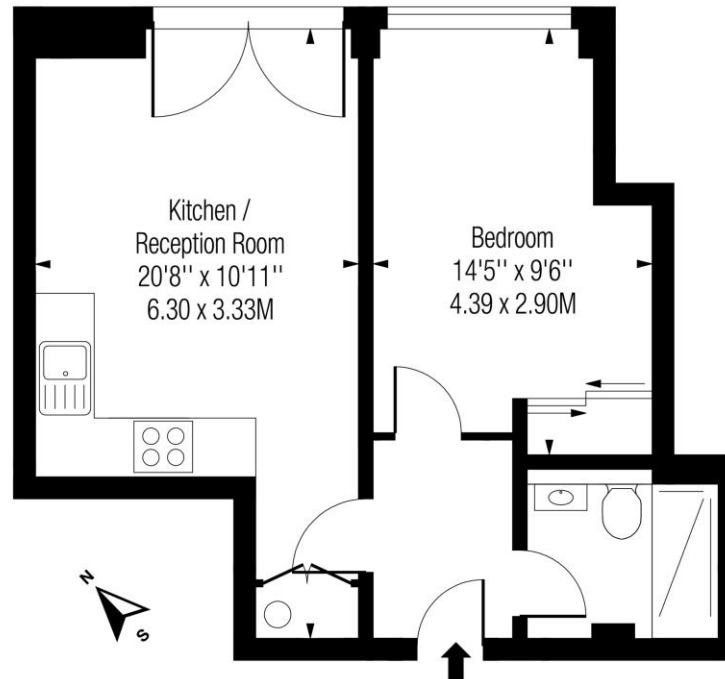
SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

## West Elm Studios, SW8



First Floor

**Approx Gross Internal Area      388 Sq Ft - 36.05 Sq M**

Includes Limited Use Area - 6 Sq Ft  
 Drawn in accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 51450



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable