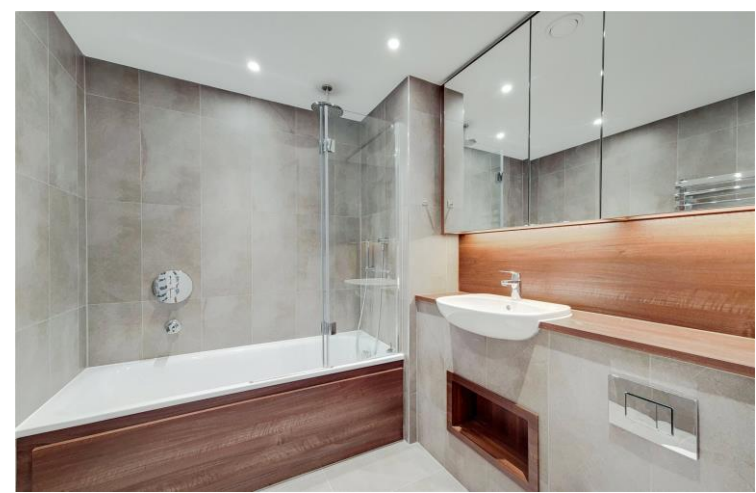




Gladwin Tower  
50 Wandsworth Road, SW8









Well presented two bedroom apartment situated on the seventh floor of Gladwin Tower, part of the Nine Elms Point Development.

The apartment comprises a good sized reception room with direct access onto the private balcony, a high spec fully fitted kitchen with Miele appliances, wine fridge and Quooker tap. The two bedrooms are both generous sized double rooms, the master benefits from a built in wardrobe and en suite bathroom. The property is completed internally by a stylish family bathroom, storage and utility cupboards in the hallway. The apartment further benefits from a external private storage room located on the second floor and a designated parking space in the development carpark with electric charging facility.

Gladwin Tower benefits from 24 hour concierge, communal garden, lounge and gym. Conveniently positioned for access to all the restaurants, bars and shopping that Battersea Power station has on offer you are also spoilt for transport links including Nine Elms Underground Station (Northern Line) moments away as well as over and underground trains from Vauxhall which is under a 10 minute walk (0.5 miles).

- Two Bedroom
- Secure Private Parking with electric charging
- Comfort cooling
- Separate storage room
- Walk in wardrobe
- Two Bathrooms

Asking Price £900,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 986 years 10 months

**Service Charge:** £6254

**Ground Rent:** £730

**Local Authority:** London Borough Of Lambeth

**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

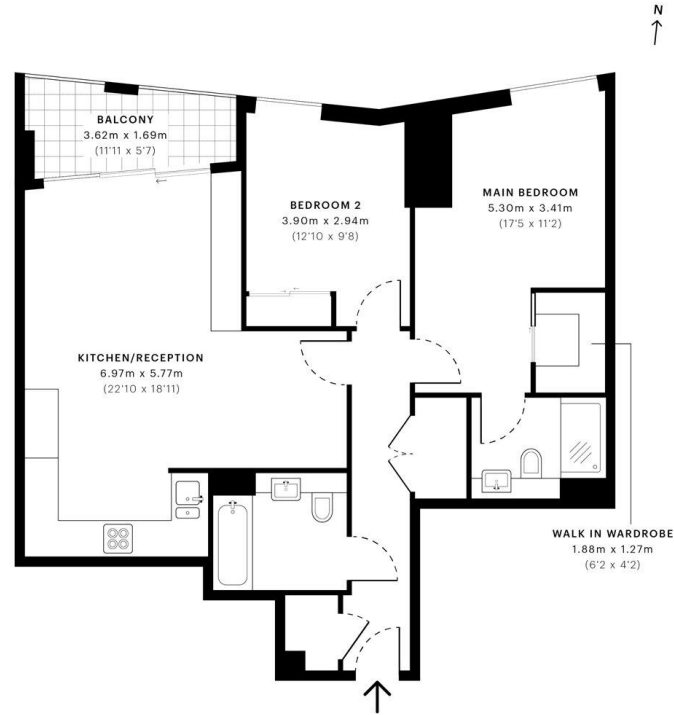


## Gladwin Tower, SW8

CAPTURE DATE 06/06/2022 LASER SCAN POINTS 82,478,876

GROSS INTERNAL AREA

80.47 sqm / 866.17 sqft



— Seventh Floor

GROSS INTERNAL AREA (GIA)  
The footprint of this property  
80.47 sqm / 866.17 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
75.52 sqm / 812.89 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.84 sqm / 52.10 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 85.36 sqm / 918.81 sqft  
IPMS 3C RESIDENTIAL: 81.10 sqm / 872.95 sqft

SPEC ID: 628669343d109d0df2fd3806

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.

