



St. Josephs Street
London, SW8

CHESTERTONS





A beautifully presented one-bedroom apartment with a private balcony, positioned on the fifth floor of a modern development in the heart of Nine Elms.

Extending to approximately 588 sq ft, this bright and well-proportioned apartment has been finished to a modern standard throughout. The spacious open-plan reception room seamlessly incorporates a stylish fitted kitchen and dining area, creating an excellent space for both everyday living and entertaining. Large windows flood the room with natural light and provide access to a generous private balcony, which can also be fully enclosed to create a versatile conservatory-style space, allowing for year-round enjoyment.

The generous double bedroom benefits from fitted wardrobes, while the contemporary bathroom is finished to a high specification. A useful storage cupboard off the hallway further enhances the practicality of the apartment.

Ideally located on St Joseph's Street, the property is moments from the excellent amenities of Nine Elms and Battersea Power Station, with an array of cafés, restaurants, shops and riverside walks all within easy reach. Battersea Park Station is approximately 0.1 miles away, while Nine Elms Underground Station (Northern line) is approximately 0.6 miles away, providing excellent connectivity across London

- Large one bedroom apartment
- Private balcony
- 9th floor
- 0.1 miles from Battersea Park Station
- 0.6 miles from Nine Elms Underground Station

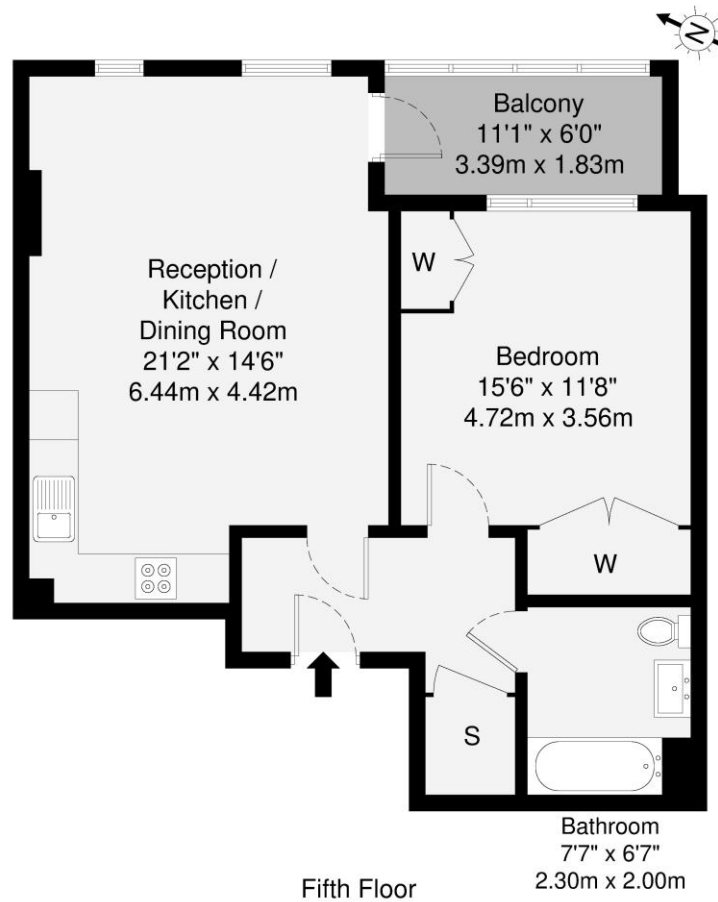
Asking Price £475,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 113 years 11 months
Service Charge: £3,762.12 Per Annum
Ground Rent: £50 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

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GROSS INTERNAL AREA (GIA)
The footprint of the property
54.7 sq m / 588 sq ft

TOTAL STORAGE SPACE
Storage and wardrobes total area
3.6 sq m / 38 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
6.2 sq m / 66 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE