



WYVIL ROAD
LONDON, SW8

GRANT J BATES
— PROPERTY —



A Soho-inspired architecturally designed two-bedroom, two-bathroom contemporary apartment

GJB

Wyvil Road, London, SW8

Leasehold

- **2-Bedrooms, 2-Bathrooms**
- **New-Build Specification (2023)**
- **Private South-Facing Terrace**
- **Communal Gardens & Roof Terrace**
- **Soho-Inspired Architectural Design**
- **Designed By Studio Beltrame Gelmetti (Milan)**
- **Italian-Imported Bespoke Kitchen**
- **Underfloor Heating Throughout**
- **Nine Elms Station Opposite**
- **Close to Battersea Power Station & The American Embassy**

Description

Set within a contemporary, architecturally designed development inspired by Soho-style living, this beautifully presented two-bedroom, two-bathroom apartment offers modern city living with a refined, design-led finish. Completed in 2023, the property benefits from a high-spec new-build specification, a private south-facing terrace, communal gardens, a communal roof terrace and excellent transport links.

Positioned within the Nine Elms regeneration area, the development forms part of one of London's most exciting residential districts, known for its striking architecture, riverside setting and world-class amenities. The building retains a subtle connection to its past as the warehouse and offices of historic Italian food business G. Parmigiani Figlio Ltd, established in Clerkenwell's "Little Italy" in 1898 before relocating to Soho, with this heritage reflected in the development's design detail.

Designed by Milanese architects Studio Beltrame Gelmetti, the apartment showcases strong Italian design influence, combining contemporary materials with elegant finishes. The layout

maximises natural light and space, creating a bright and comfortable living environment. The open-plan kitchen and reception room features a bespoke Italian-imported kitchen and opens onto a generous south-facing terrace, ideal for entertaining. High-spec ceramic tile flooring with underfloor heating runs throughout, offering a wood-effect finish with durability and low maintenance.

Both bedrooms are well-proportioned doubles, with an en suite to the principal bedroom, alongside a second modern bathroom. Additional features include fitted cupboards and designer wallpaper from Jannelli & Volpi in Milan.

Nine Elms Underground Station is directly opposite, with Vauxhall Station a short walk away. The American Embassy and Battersea Power Station are also nearby, completing this superb Zone 1 offering.

Additional Information

Local Authority: Lambeth

Council Tax Band: F

EPC Rating: B

Alfie Santaniello

Senior Broker

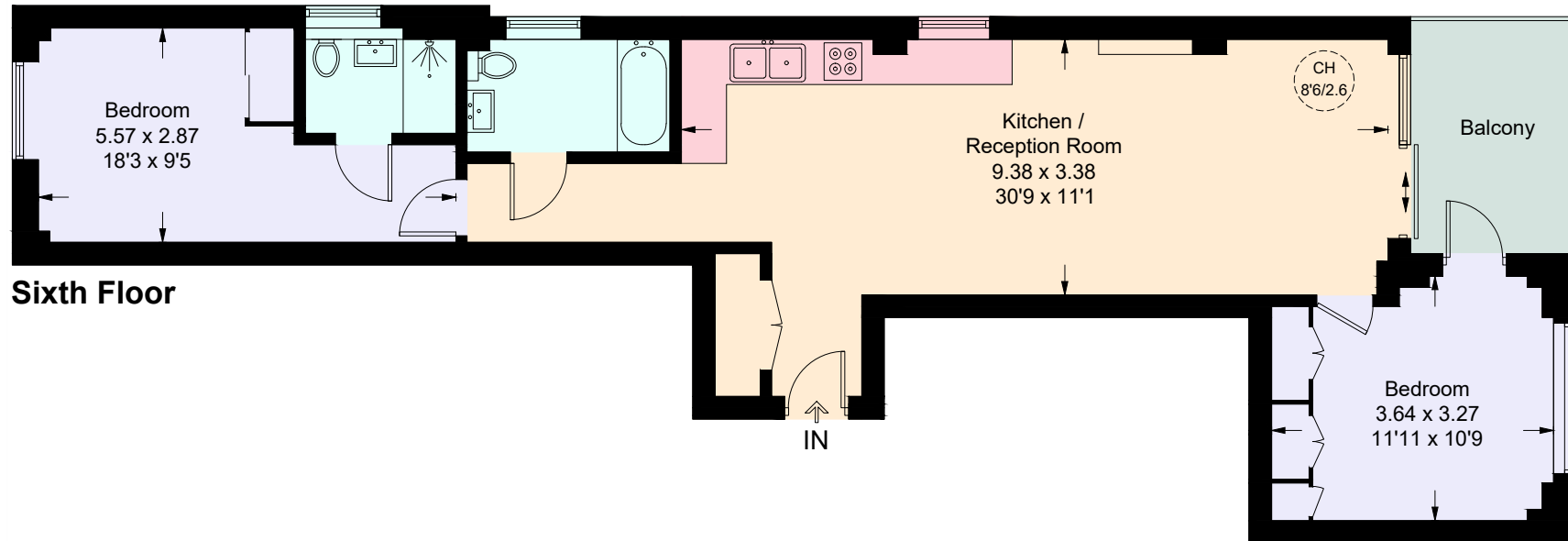
07817 376 662

alfie@grantjbates.com









Wyvil Road

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.