

**LONDON  
VICTORIA  
GROUPS** 



## **Horatio Apartments, 2 Graphite Square**

, LONDON SE11 5EE

- Vauxhall/Nine Elms Station
- 24-hour concierge service
- Landscaped podium garden with seating areas and children's play space
- Beautifully designed communal public spaces
- Secure entry system and lift access
- EPC-B

**£2,900 Per Month**

Local Authority  
Council Tax Band **New Build**  
EPC Rating **B**



Levels 6-11



|                       |               |               |               |                                      |
|-----------------------|---------------|---------------|---------------|--------------------------------------|
| LIVING/KITCHEN/DINING | 21'1" x 13'5" | 6.42m x 4.13m | INTERNAL      | 54m <sup>2</sup> /578ft <sup>2</sup> |
| BEDROOM               | 18'3" x 11'1" | 5.57m x 3.39m | WINTER GARDEN | 5m <sup>2</sup> /55ft <sup>2</sup>   |
|                       |               |               | TOTAL         | 59m <sup>2</sup> /633ft <sup>2</sup> |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

