

Gladwin Tower, Wandsworth Road, Nine Elms, SW8

Asking Price: £550,000

Benham & Reeves

Gladwin Tower, Wandsworth Road, Nine Elms, SW8

1 Bedroom (s) 1 Bathroom (s) Leasehold

Set in Gladwin Tower in Nine Elms Point is this larger than average, one bedroom flat that boasts stunning city views. The property offers a well proportioned, open plan kitchen/reception room with a fitted kitchen area that includes integrated appliances, tiled flooring and floor to ceiling windows leading to the private balcony. The spacious bedroom has plenty of space with built-in wardrobes, a stylish bathroom and ample storage throughout. This modern apartment also benefits from comfort cooling.

Nine Elms Point development by Barratt London, is part of a unique regeneration project of the last remaining Central London industrial district and is located in Zone 1, close to the River Thames and the new US and Dutch embassies.
The residents benefit from 24-hour concierge, residents' gym, a cinema screening room, business lounge and landscaped courtyards.

Nine Elms Point is next to the Nine Elms Tube extension (Northern line) as well as being close to the excellent transport services of Vauxhall that includes rail, tube and bus links as well as a river taxi pier at St George Wharf. Vauxhall is served by the Victoria line and National Rail services.







Gladwin Tower, Wandsworth Road, Nine Elms, SW8







Property Features:

- One Bedroom
- One Bathroom
- Private Balcony
- 12th Floor
- 673 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym and Lounge Area
- Communal Garden
- Nine Elms Underground Station (Northern Line. Zone 1)

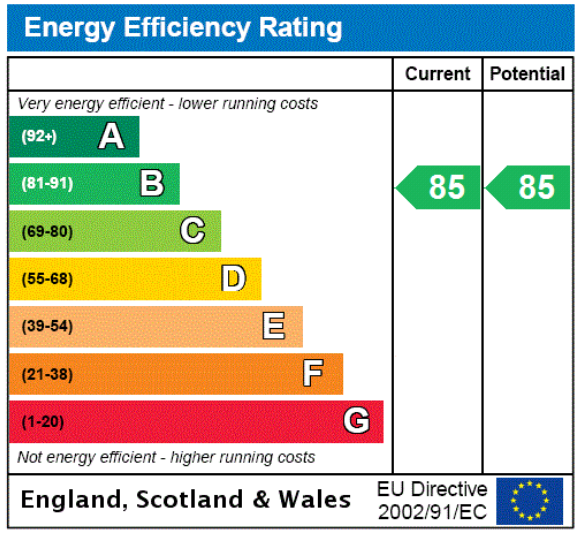
Gladwin Tower, Wandsworth Road, Nine Elms, SW8

Total Gross Internal Area

62.53 Sq/m - 673.07 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Gladwin Tower, Wandsworth Road, Nine Elms, SW8

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 986 Years Remaining
Ground Rent:	£550.00 (per annum) For the year 2025
Service Charge:	£4,697.27 (per annum) For the year 2025
Anticipated Rent:	£3,035.00 pcm Approx. 6.4 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: CHN240004

T: 020 3282 3700
E: nineelms.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR