



Brent House, Wandsworth Road, Nine Elms, SW8

Asking Price: £525,000

 Benham
& Reeves

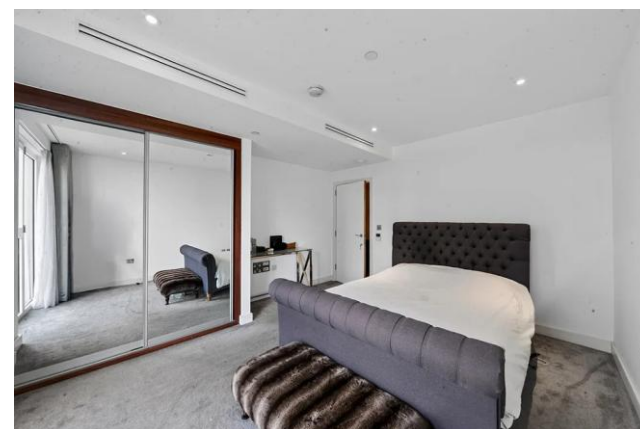
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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning approximately 655 square feet, this apartment is offered chain-free and benefits from a well-proportioned reception room with wooden flooring, space for dining and floor-to-ceiling windows leading to a north-west-facing balcony. The kitchen is fully fitted with a dishwasher, oven, microwave, fridge/freezer and wine cooler. The comfortably sized double bedroom has a view of the river, comfort cooling and superb sound-proofing.

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

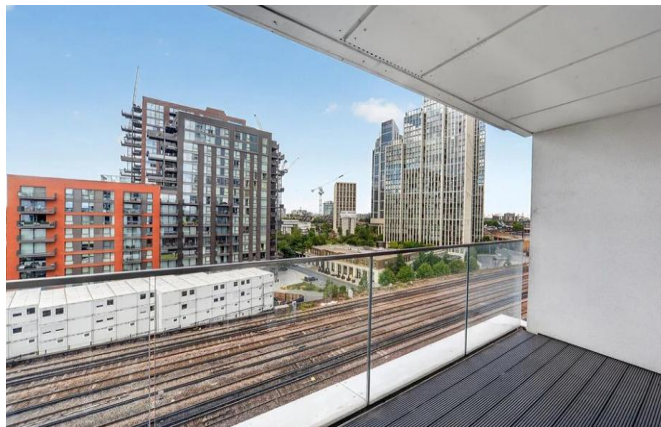
Nine Elms Point is next door to the Nine Elms Tube extension (Northern Line) as well as being close to the excellent transport services of Vauxhall that include rail, tube and bus links as well as a river taxi pier at St George Wharf. Vauxhall is served by the Victoria Line and National Rail services.





Property Features:

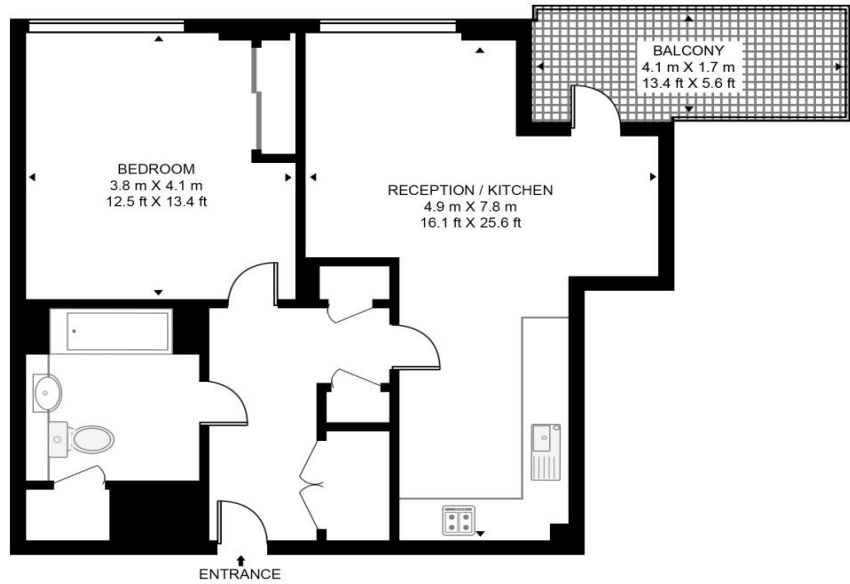
- One Bedroom
- One Bathroom
- North-West-Facing Balcony
- 655 Square Feet (Approx.)
- Well-Proportioned with Generous Storage Areas
- Comfort Cooling/Under-Floor Heating
- 24-Hour Concierge
- Residents' Gym, Concierge, Screening Room, Dining Room and Garden
- Nine Elms and Vauxhall Underground Stations (Zone1)



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BRENT HOUSE, WANDSWORTH ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA 655 SQ.FT (60.9 SQ.M)



SEVENTH FLOOR

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		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

Asking Price:	£525,000
Tenure:	Leasehold Expires 11/02/3012 Approximately 985 Years Remaining
Ground Rent:	£547.00 (per annum) For the year 2026
Service Charge:	£5,000.00 (per annum) Approx. to May 2027
Anticipated Rent:	£3,000.00 pcm Approx. 6.9% Yield

Viewings:

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

Our reference: NIN260254

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Singapore | South Africa | Turkey

