

Gladwin Tower, Wandsworth Road, Nine Elms, SW8

Asking Price: £800,000

Benham & Reeves

Gladwin Tower, Wandsworth Road, Nine Elms, SW8

2 Bedroom (s) 2 Bathroom (s) Leasehold

A stunning two bedroom, two bathroom apartment situated on the seventh floor of Gladwin Tower, part of the Nine Elms Point development. The property spans approximately 856 square feet. It features a large open-plan living room that opens onto a private balcony. The kitchen is fully fitted with a dishwasher, microwave, fridge/freezer and wine cooler. The principal bedroom features an en-suite bathroom and good storage. There is a second double bedroom served by a full family-sized bathroom.

An additional benefit that is included with the property is an allocated car park space and a storage room.

Residents benefit from a 24-hour concierge, a residents' gym, a cinema screening room, a business lounge, and landscaped courtyards. 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.



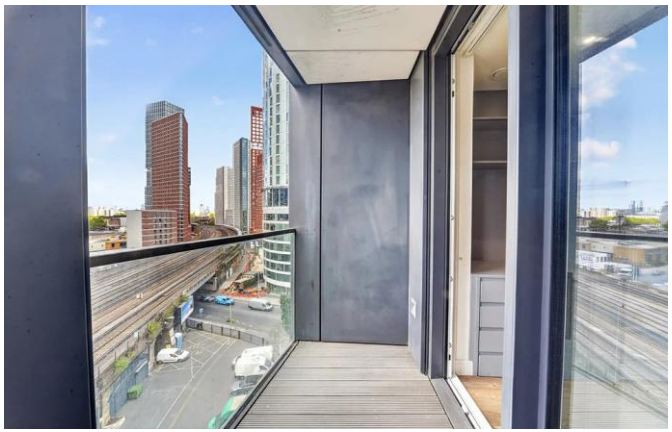




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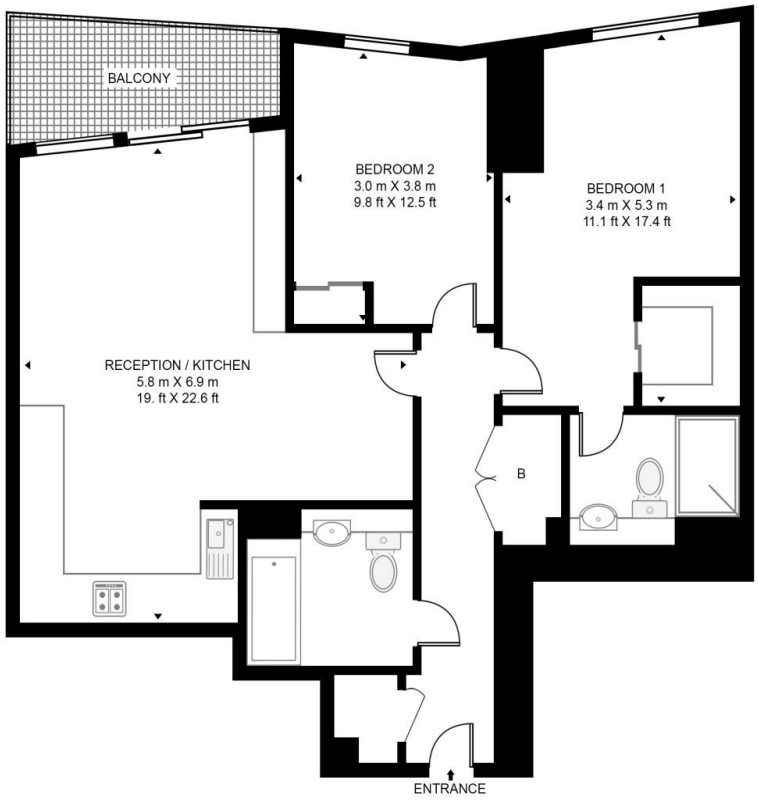
Property Features:

- Two Bedrooms
- Two Bathrooms
- 856 Square Feet (Approx.)
- Seventh Floor
- Private Balcony
- Underfloor Heating/Comfort Cooling
- Allocated Parking
- Private Storage Room
- 24 Hour Concierge, Business Lounge, Residential Gym
- Nine Elms Station (Zone 1)

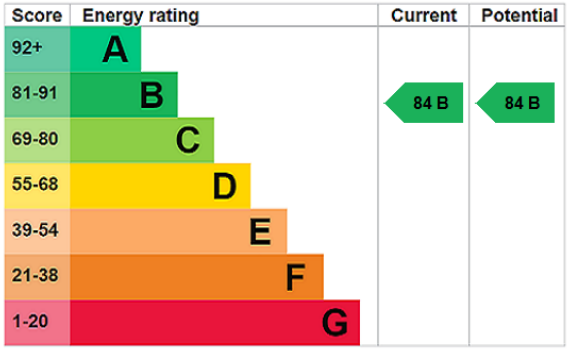
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GLADWIN TOWER, WANDSWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 856 SQ.FT (79.5 SQ.M)



SEVENTH FLOOR



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.

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Terms & Conditions:

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

Asking Price:	£800,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 985 Years Remaining
Ground Rent:	£729.00 (per annum) to May 2027
Service Charge:	£6,456.34 (per annum) For the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: NIN250016

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