

# Gladwin Tower, Wandsworth Road, Nine Elms, SW8

Asking Price: £950,000

 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 twentieth floor of Gladwin Tower, part of the Nine Elms Point development. The property spans a generous 985 sq. ft. and comprises a large open-plan living room opening onto a private balcony with stunning views across the city. The kitchen is fully fitted with 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.

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

Nine Elms Point development by Barratt London, is part of a unique regeneration project of the last remaining Central London's industrial district and is located in Zone 1, close to the River Thames and the new US and Dutch embassies.

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 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.



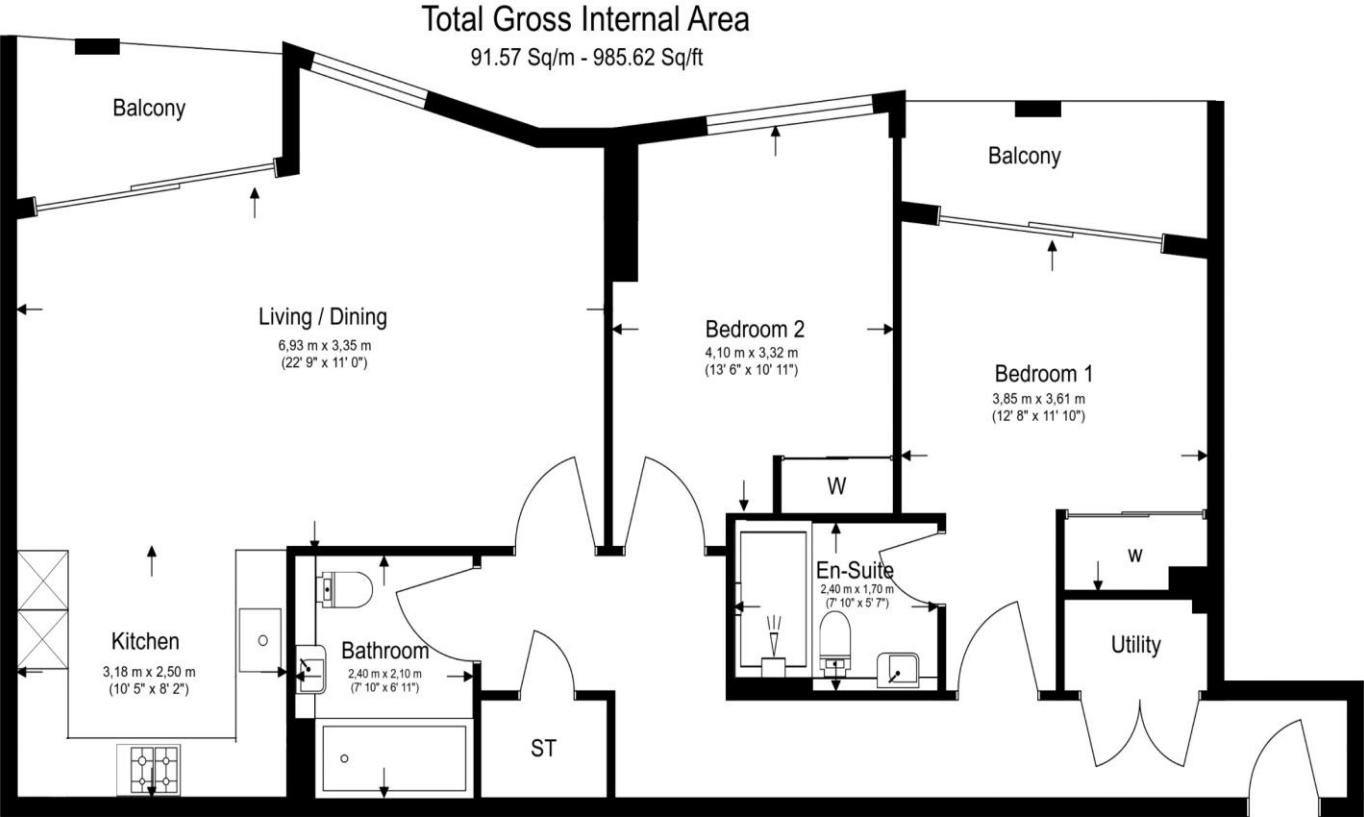


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 985 Square Feet (Approx.)
- 20th Floor
- Private Balcony
- Underfloor Heating/Comfort Cooling
- 24 Hour Concierge, Business Lounge, Residential Gym
- Nine Elms Station (Zone 1)



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£950,000
Tenure:	Leasehold Expires 14/02/3012 Approximately 986 Years Remaining
Ground Rent:	£730.00 (per annum) for the year 2025
Service Charge:	£6,117.18 (per annum) for the year 2025
Anticipated Rent:	£3,750.00 pcm Approx. 4.7 % Yield

## Viewings:

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

Our reference: CHN250012

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W: [www.benhams.com](http://www.benhams.com)

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

