



Wesley Apartments, Wandsworth Road, Nine Elms, SW8

Asking Price: £475,000



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 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A stylish apartment located in the highly sought after Wesley Apartments on Wandsworth Road in the vibrant borough of Lambeth. This well presented property offers a perfect blend of contemporary living and convenience with the added benefit of a south-west facing balcony. The flat would be ideal for professionals, couples, or small families.

The apartment boasts a spacious, well designed open-plan living and dining area, flooded with natural light, creating a warm and inviting atmosphere. The kitchen is fully equipped with built-in appliances, sleek countertops, and ample storage space throughout. The bedrooms are a tranquil retreat, offering plenty of space for a double bed and additional furnishings. Large windows provide plenty of natural light, while the well appointed bathroom features sleek fixtures and a clean, minimalist design.

Residents of Wesley Apartments benefit from access to a secure entry system, lift access, and communal areas. The building is ideally located just moments away from Wandsworth Road, offering excellent transport links via bus and rail, including easy access to Clapham Junction and Vauxhall stations. The area is also well served by a variety of shops, cafes, restaurants, and green spaces, including the picturesque Vauxhall Pleasure Gardens. The development has superb transport links, located by several major underground and overground stations: Stockwell, Vauxhall, Wandsworth Road and Nine Elms station offering excellent transportation across Central London and beyond.





Property Features:

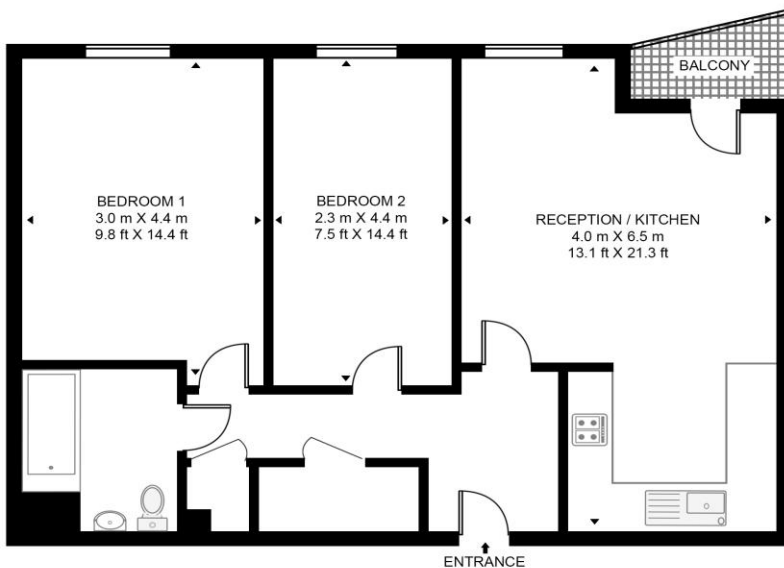
- Two Bedrooms
- One Bathroom
- Fourth Floor
- Ample Storage
- 652 Square Feet (Approx.)
- Private Balcony
- Nine Elms Station - 0.4 Miles (Northern)




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WESLEY APARTMENTS, 202 WANDSWORTH ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 652 SQ.FT (60.6 SQ.M)



FOURTH FLOOR

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

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:

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Asking Price:	£475,000
Tenure:	Leasehold Expires 31/05/2133 Approximately 108 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,761.92 (per annum) to April 2025 plus sinking fund
Anticipated Rent:	£3,000.00 pcm Approx. 7.6 % Yield

Viewings:

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

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