



## Brogan House, St. Josephs Street, Battersea, SW8

Asking Price: £610,000

 Benham  
& Reeves



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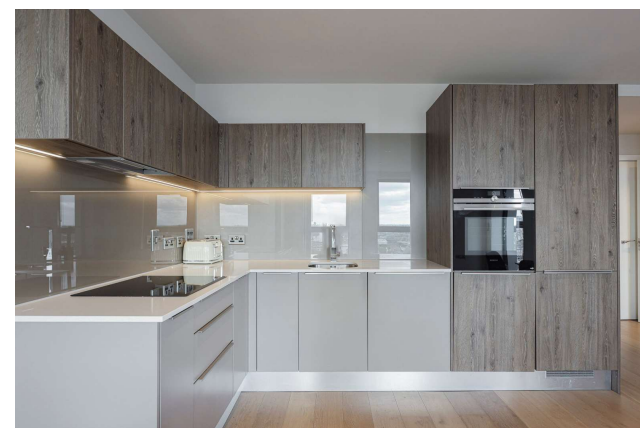
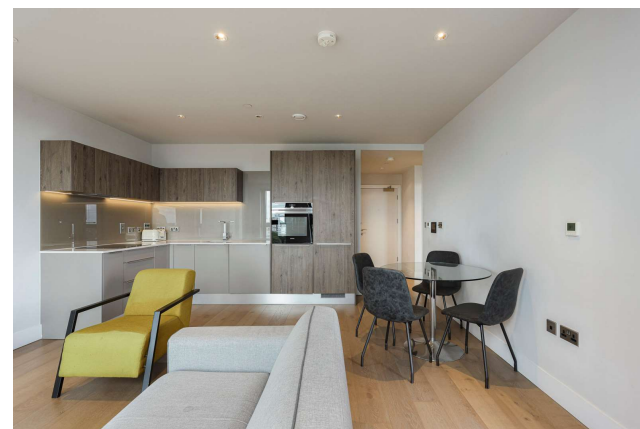
 1 Bedroom

 1 Bathroom

 Leasehold

A beautiful one bedroom apartment located in the heart of Nine Elms. The property features a well-proportioned, open-plan reception room with a fitted kitchen area that includes integrated appliances, tiled flooring, and floor-to-ceiling windows, leading out to a south-facing balcony. The spacious bedroom features ample space, complete with built-in wardrobes, a stylish bathroom, and sufficient storage throughout. This modern apartment also benefits from having access to a large private balcony offering south-east facing views towards Canary Wharf and the south of London.

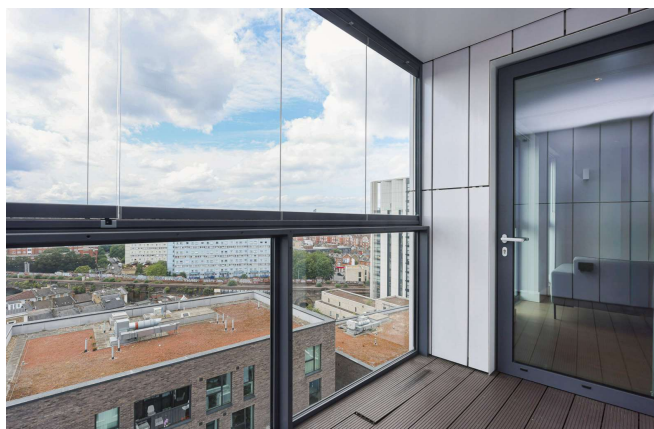
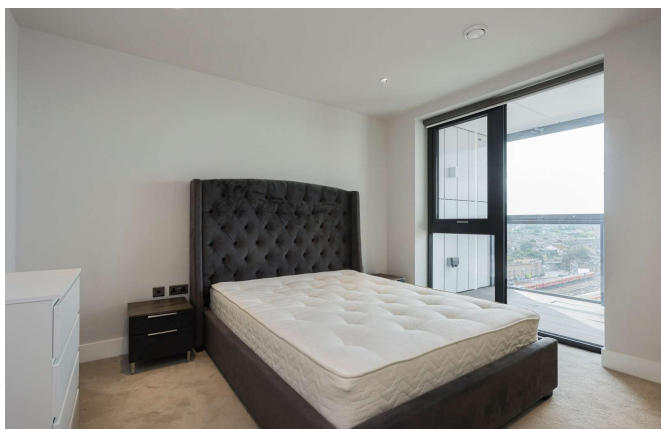
The Battersea Exchange development offers a 24-hour concierge and a residence gym. Located across from Battersea Park. Also, Battersea Power Station is a short walk away. There are several bars, shops, and restaurants within walking distance. The property is ideally located near several transport options, with the Battersea Power Station Underground station (Northern Line) nearby. Also, Battersea Park and Queenstown Road train stations, and several bus routes take you north of the river.



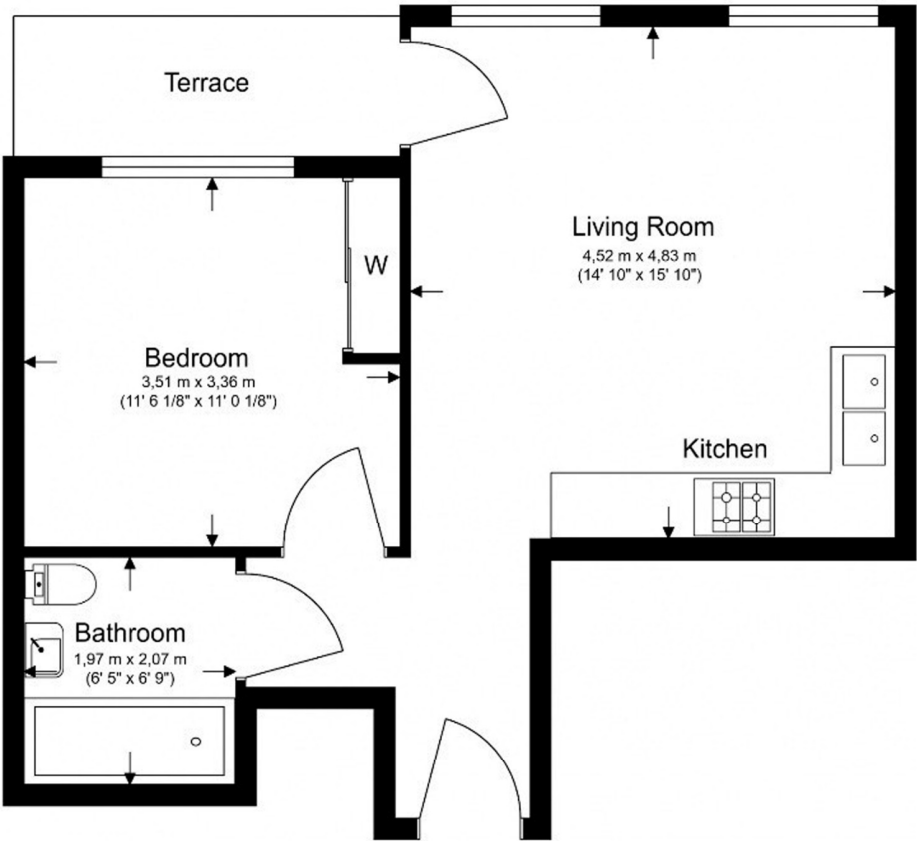


## Property Features:

- One Bedroom
- One Bathroom
- Private Balcony
- 458 Square Feet (Approx.)
- 24-Hour Concierge
- Residents' Gym
- Battersea Power Station (Northern Line. Zone 1)



**12th Floor**  
Total Gross Internal Area  
42.5 Sq/m - 458 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£610,000
Tenure:	Leasehold Expires 11/09/3016 Approximately 991 Years Remaining
Ground Rent:	£425.00 (per annum) For the Year 2025
Service Charge:	£3,269.22 (per annum) For the Year 2025
Anticipated Rent:	£2,700.00 pcm Approx. 5.3% Yield

Viewings:

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

Our reference: NIN250113

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

