



Gladwin Tower, Wandsworth Road, Nine Elms, SW8

Asking Price: £810,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom apartment situated on the tenth floor of Gladwin Tower, part of the Nine Elms Point development. The property spans a generous 977 sq. ft. and comprises a large open-plan living room opening onto a private west-facing balcony with stunning views across the city. 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.

The 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 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:

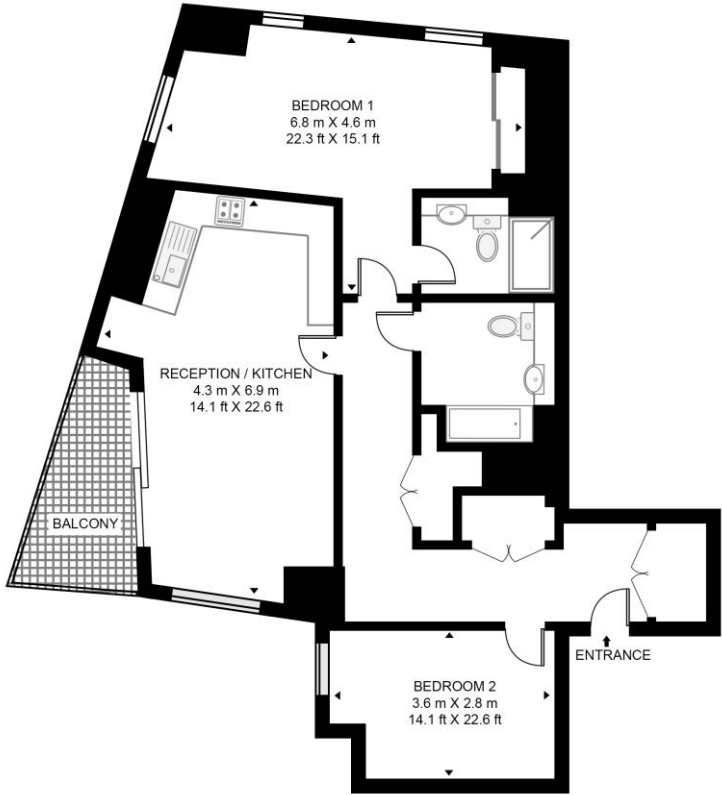
- Two Bedrooms
- Two Bathrooms
- 977 Square Feet (Approx.)
- 10th Floor
- Private West-Facing Balcony
- Underfloor Heating/Comfort Cooling
- 24 Hour Concierge, Business Lounge, Residential Gym
- Nine Elms Station (Zone 1)



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GLADWIN TOWER, WANDSWORTH ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 977 SQ.FT (90.8 SQ.M)



TENTH FLOOR

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		

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.

Terms & Conditions:

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

Asking Price:	£810,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 985 Years Remaining
Ground Rent:	£730.00 (per annum) for the year 2026
Service Charge:	£6,207.17 (per annum) for the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: NIN250246

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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

