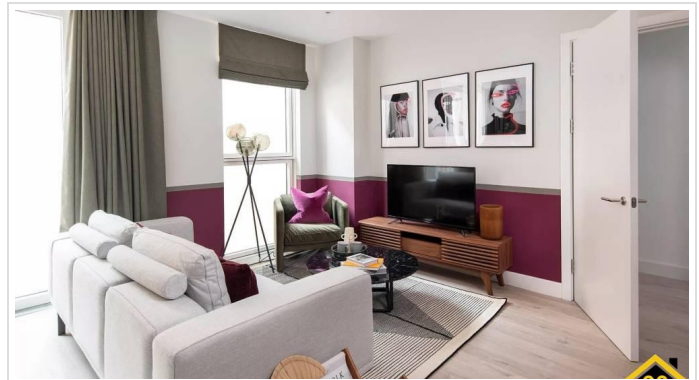


2 Bed Flat In Arden Mansions 31 Sleaford Street, London, SW8 5EZ £180,000



SHORT DESCRIPTION

Property Ref: 15533 Modern Two-Bedroom Ground Floor Apartment with Private Terraces – Sleaford Street, London SW8. Set within the highly sought-after Battersea Power Station development, this contemporary ground-floor apartment offers stylish city living enhanced by exceptional private outdoor space and outstanding resident amenities. Completed in 2023, the property combines modern design, quality finishes, and a prime location moments from the River Thames. Constructed with part-clad steel frame elevations beneath a flat roof, the apartment is uniquely positioned to enjoy two private terraces, each measuring approximately 3.8 metres by 6.8 metres, creating a combined external area of around 52 square metres. These terraces provide a rare opportunity for al fresco dining, entertaining, or simply relaxing in a private setting in the heart of London. Accommodation Two well-proportioned bedrooms offering comfort and versatility A bright, open-plan reception with double glazing, seamlessly connected to a fully fitted modern kitchen A stylish bathroom with contemporary fittings A separate utility room adds convenience and storage Access to two private terraces directly from the living space Key Features Two private terraces totalling 52 square metres Concierge service and exclusive residents’ lounge Residents-only landscaped garden and just a short walk to Battersea Park 3-minute walk to Battersea Power Station Underground (Northern Line) Well connected via local bus services and Battersea Park rail station Double-glazed, bright, and maintained in excellent condition Condition The property is understood to be in good condition for its age and type. Please note, no physical inspection has been undertaken as part of this description. Services We are advised that the property is connected to mains drainage, mains water, mains electricity, and benefits from central heating. These are assumed to be in satisfactory working order. This impressive apartment combines generous outdoor living, first-class resident facilities, and superb transport links. Ideal for professionals, couples, or investors, it offers modern living in one of London’s most desirable riverside destinations. Enquire today to book a viewing. (Viewing will only happen on Saturdays and Sundays.) Property Type: Flat Full selling price: £720000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £180000.00 Monthly rent based on 25% share: £1269.68 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £3380.00 Council tax band: F EPC rating: B Measurement: 738 sq.ft. Possession of the property: Occupied -----.

2	1	1
Bed Room(s)	Bath Room(s)	Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 68.5 sq.m. (738 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](#)

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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		

The graph shows this property's current and potential energy rating.

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