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1 Bed Apartment In Arden Mansions 31 Sleaford Street, London, SW8 5EZ

£137,500





SHORT DESCRIPTION

Property Ref: 16492 Stylish 1-Bedroom Apartment with Balcony | Shared Ownership Opportunity | Prime Wandsworth Location** Positioned within the sought-after **Arden Mansions**, this beautifully presented one-bedroom apartment offers contemporary living in a vibrant and well-connected part of London. Available through Shared Ownership, this is a fantastic opportunity to step onto the property ladder, with a 25% share available from £137,500 based on a full market value of £550,000. The property boasts a bright and spacious open-plan living area, thoughtfully designed to maximise both comfort and functionality. The modern kitchen is fully equipped with integrated appliances, seamlessly blending style and practicality. From the living space, doors open onto a private balcony, providing a perfect spot to relax or entertain. The well-proportioned bedroom benefits from a fitted wardrobe, offering excellent storage, while the contemporary bathroom is finished to a high standard. Central heating runs throughout the home, ensuring year-round comfort. Residents enjoy access to an excellent range of on-site amenities, including a concierge service, a welcoming residents' lounge, and even a private cinema room, enhancing the lifestyle offering. Externally, a communal garden and playground provide additional outdoor space, ideal for relaxation and socialising. Ideally located, the apartment is just moments from **Battersea Power Station** and **Battersea Park**, offering an array of leisure, dining, and entertainment options. The area benefits from excellent transport links, with **Battersea Power Station Underground Station** only 0.1 miles away, along with numerous bus routes nearby, making commuting across London effortless. **Key Features:** * One spacious bedroom with a fitted wardrobe * Contemporary bathroom * Open-plan living and kitchen area * Private balcony * Integrated appliances * Central heating throughout * Concierge service * Residents' lounge and cinema * Communal garden and playground **Financial Information:** * Tenure: Leasehold * Remaining lease term: 987 years * Annual ground rent: £0 (review upon final staircasing) * Annual service charge: £2,583.24 (reviewed annually) * Council tax band: D A superb opportunity to secure a modern home in one of London's most dynamic locations, combining stylish interiors with exceptional amenities and connectivity. Property Type: Apartment Full selling price: £550000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £137500.00 Monthly rent based on 25% share: £999 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2583.24 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied



Bed Room(s)



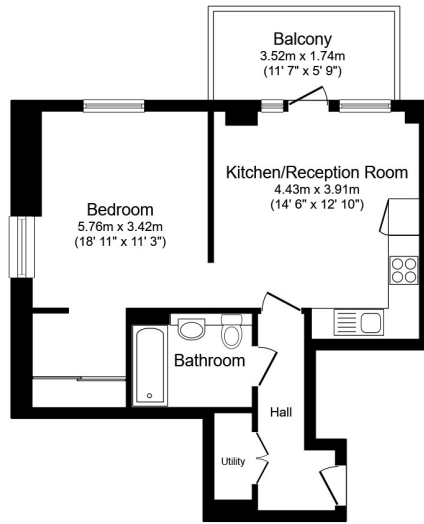
Bath Room(s)



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.



First Floor

Total floor area 44.6 sq.m. (480 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

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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		

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