



Viridian Apartment



Flat



2



2



891 sq.ft

Viridian Apartment

SW8

Battersea Park

This bright and spacious 2 bedroom house is the perfect home to move straight into.

The home features a modern generous reception room with space to dine, an open-plan kitchen with integrated appliances, 2 private balconies, all within heart of the Nine Elms regeneration site - with the upcoming shops at Battersea Power Station all opening this year.

£825,000

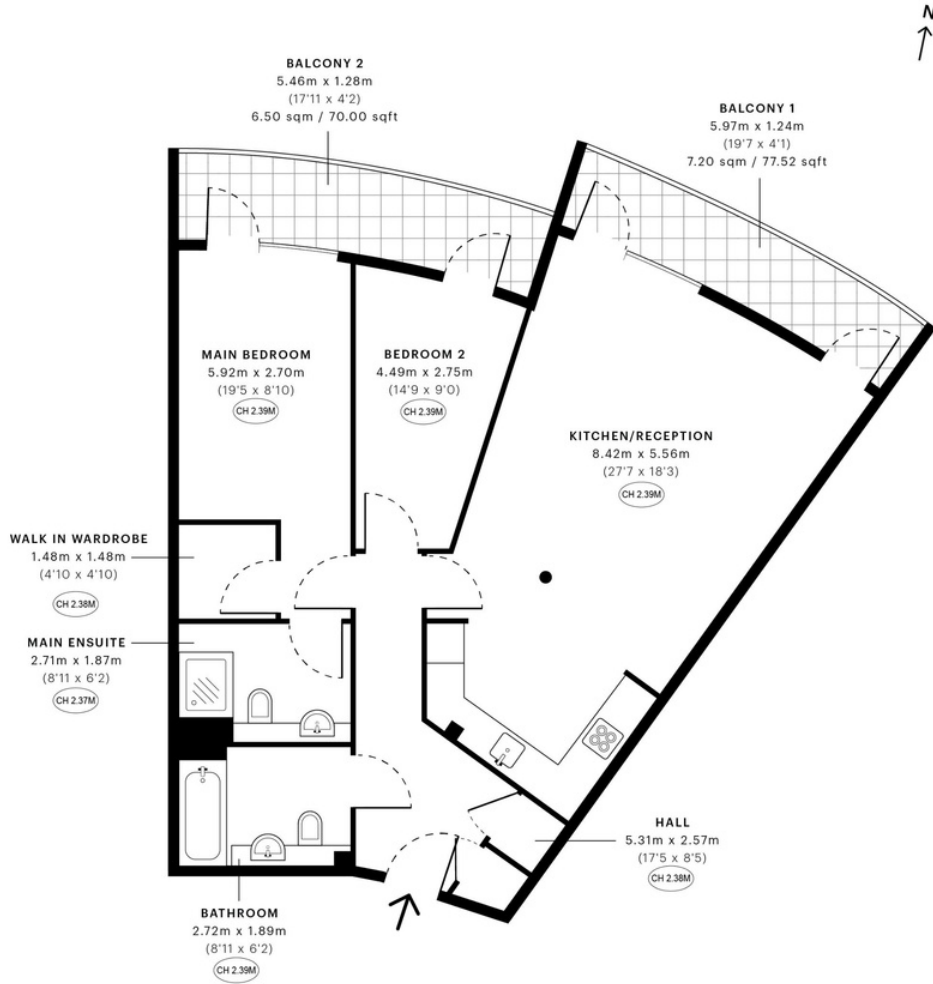
Features

- Newly renovated
- Interior designed
- Open plan reception area
- 24hr concierge service and Lift access
- En-suite bathroom
- Walk-in wardrobe
- 2 Balconies
- Secure underground parking space









— Eleventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
82.77 sqm / 890.93 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
79.49 sqm / 855.62 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
13.71 sqm / 147.57 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 96.18 sqm / 1035.27 sqft
IPMS 3C RESIDENTIAL 93.45 sqm / 1005.89 sqft

SPEC ID 6272b3e292eeb0e3e17d1aa

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		