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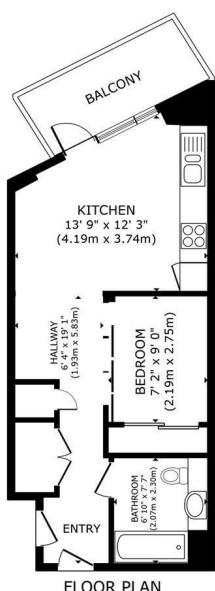
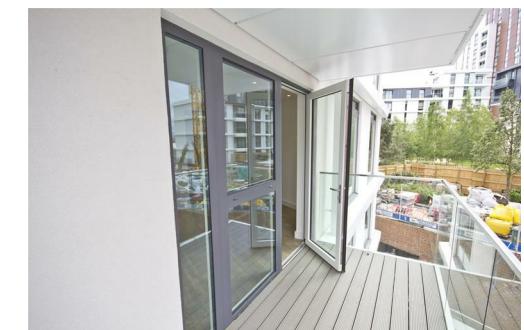
**Nine Elms Point**  
50 Wandsworth Road  
London  
SW8 2FL



  
**WIGMORE JONES**

# Nine Elms Point

£450,000



GROSS INTERNAL AREA  
FLOOR PLAN 412 sq.ft. (38.3 m<sup>2</sup>)  
EXCLUDED AREAS : BALCONY 52 sq.ft. (3.7 m<sup>2</sup>)  
TOTAL : 412 sq.ft. (38.3 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



## Local Authority

Lambeth London Borough Council

## Council Tax Band

E

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements