



# CADDINGTON BLUE

New Portland Arms. SW8

Property Price: £ 625,000

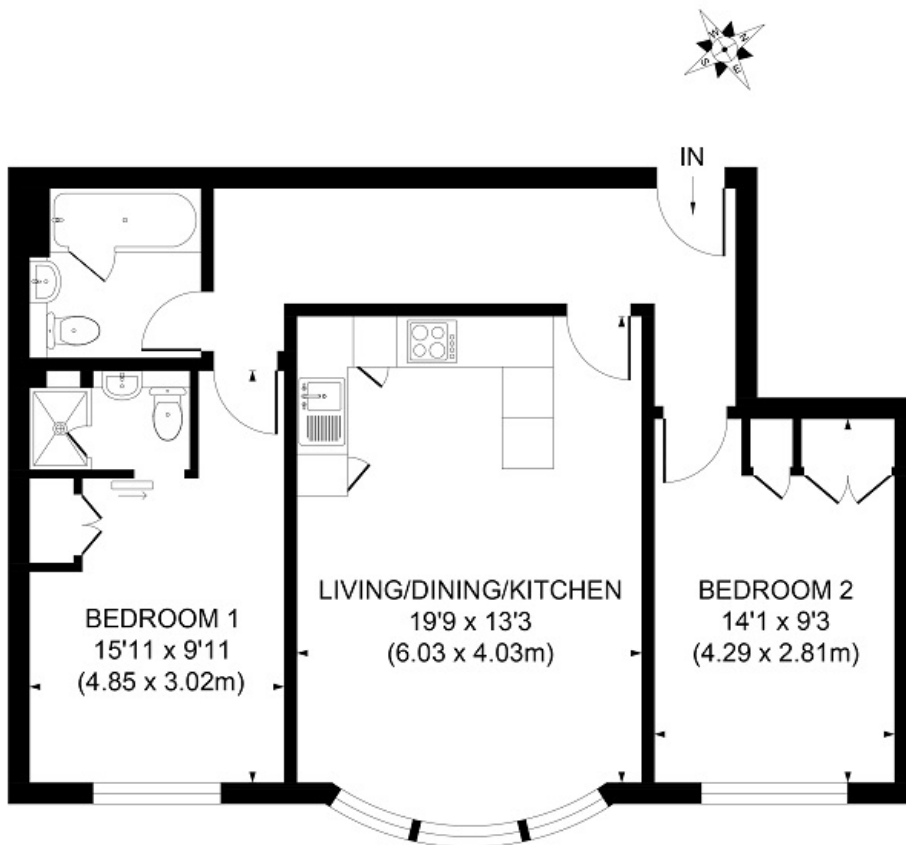
Property Type: Apartment





# CADDINGTON BLUE

Floor Plan:



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 721 SQ. FT / 67 SQ. M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
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## Property Description

High quality 2 bedroom apartments available from £625,000.

A bespoke collection of design led one and two bedroom apartments in the heart of SW8, just moments from the emerging Nine Elms regeneration. The development boasts floor to triple glazing, intelligent heating systems, balconies and terraces, all featuring high end kitchens, bathrooms and finishes.

The kitchens are custom made units and doors with soft close, finished in high glass lacquer with recessed handles. Worktops are a silostone grey. The hob, microwave and oven are all NEFF, recessed LED lighting to worktops, USB sockets on splashbacks.

Bathrooms have full bodied porcelain tiles, wall hung WCs with concealed cisterns, Hans & Grohe fittings with electric ladder towel rails in polished chrome.

The development has Home Automation System - Control 4 which can be connected via Smart Phone. This provides access to door entry system, CCTV system, individual alarms per flat. Each apartment has basic network infrastructure and hub as well as a home automation touch screen.

All flats have underfloor heating systems (so rooms are free of radiators) and all have Worcester Bosch Boilers.

On the doorstep of Battersea Power Station, this project is set to benefit from the 'master plan' for the area which includes the amenity and retail space currently being developed by the nearby Nine Elms.

The New Portland Apartments is in a thriving area of south-west London with a growing cultural profile that has a number of independent restaurants, bars and cafes, and is home to Battersea Power Station. It is fast becoming one of South London's most fashionable areas.

You're on lovely high ground here and London Bridge, London Victoria, Clapham Junction, Kings Cross St Pancras and Canary Wharf (via Canada Water) are all quickly reached with multiple transport options close by (Stockwell, Vauxhall and Wandsworth Road all local stations) plus local social hubs such as Clapham Junction and Brixton.

Tesco's, Sainsbury's and Little Waitrose are local or nip down to new M&S Food Hall in Vaxhall Nine Elms. The South London Gallery is close at hand. Local cafes and restaurants include The Coffee Lovers Cafe, Andalucia Patisserie and A Toca Restaurant. Local watering holes include The Surprise, Canton Arms and The Nine Elms Tavern. Southbank Club, VauxWall Climbing Centre and PureGym are all local leisure facilities. Larkhall Park is opposite which has good Tennis Courts.

Leasehold: 150 years  
Service Charge: TBC  
Ground Rent: TBC

\*\* Please note photos are of the show flat which will be furnished from January 2017 onwards\*\*

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## Key Features



Area : 721sq ft  
Bedrooms : 2  
Bathrooms : 2  
Status : For Sale

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