



## Seymour House, Albion Avenue, London, SW8

£415,000 Leasehold

A charming and well-maintained split level, two-bedroom flat on the third and fourth floor of this purpose-built block in a prime location just off Wandsworth Road.

**Winkworth**

## LOCATION

You will find Seymour House on Albion Avenue, just off Wandsworth Road. You will find supermarkets, local food stores, restaurants and many other amenities on Wandsworth Road. Battersea Park and Power Station are both nearby, making it easy to enjoy all they have to offer.

## DESCRIPTION

Entering the flat on the third floor, you will find the reception room and kitchen. The kitchen has an abundance of storage and workspace. You will find a gas hob, oven and extractor as well as space for utilities. Views of Battersea Power Station can be seen from the large window that keeps the space bright and enjoyable.

To the rear is the reception. A wonderfully bright space with a beautiful window overlooking the communal gardens behind. The room could accommodate a small dining table, sofa and further freestanding furniture.

Heading upstairs, the top floor consists of the two bedrooms and bathroom.

To the rear, the master bedroom is a generous size suitable for a large double bed and freestanding storage. The secondary bedroom, just slightly smaller can still easily accommodate a double bed and further storage.

The bathroom is finished well and tiled throughout. It contains a bath with overhead shower, sink and W.C.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Based on 24/25 - £1,993.88

Ground Rent - £10.00 per annum

Council Tax Band - B

## UTILITIES

Electricity – mains connected

Gas – Mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Fast Fibre available

## LOCAL AUTHORITY

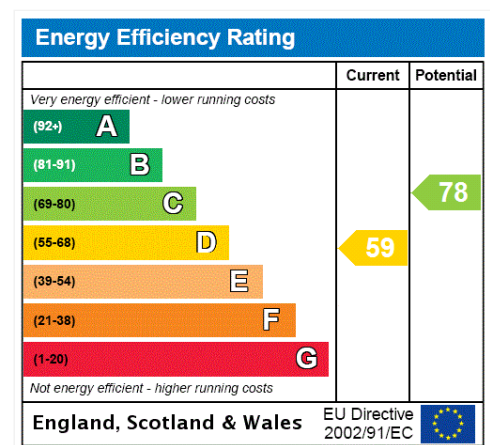
Lambeth

## TENURE

Leasehold - 125 years from 8 January 1990

## DIRECTIONS

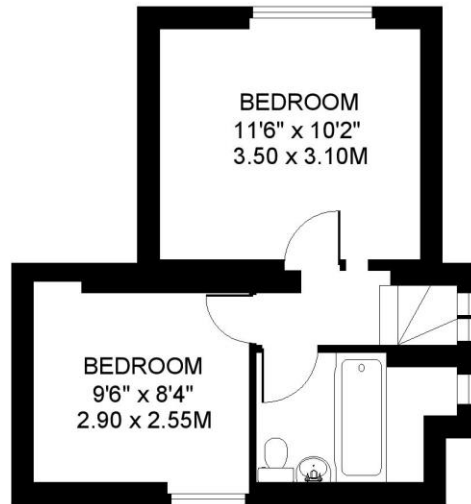
Wandsworth Road (Overground) is approximately 0.5 miles away. Clapham North (Northern Line) is approximately 0.7 miles away. Queenstown Road (Battersea) Station is approximately 0.5 miles away. Stockwell Underground (Victoria & Northern Line) is approximately 0.8 miles away.



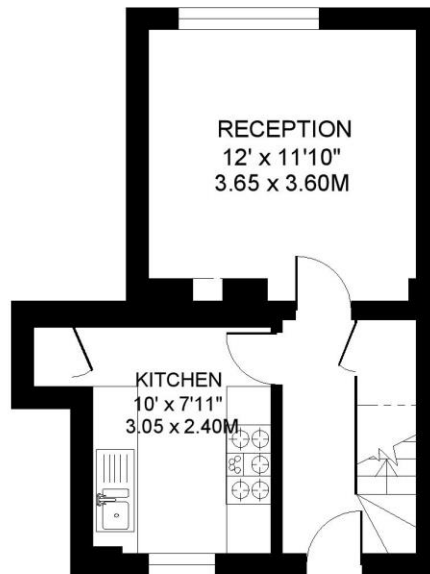


SEYMOUR HOUSE SW8  
2 BEDROOM FLAT

Approximate gross floor area  
582 SQ.FT / 54 SQ.M.



FOURTH FLOOR 277 SQ.FT.



THIRD FLOOR 305 SQ.FT.

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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