

Miles Street, SW8

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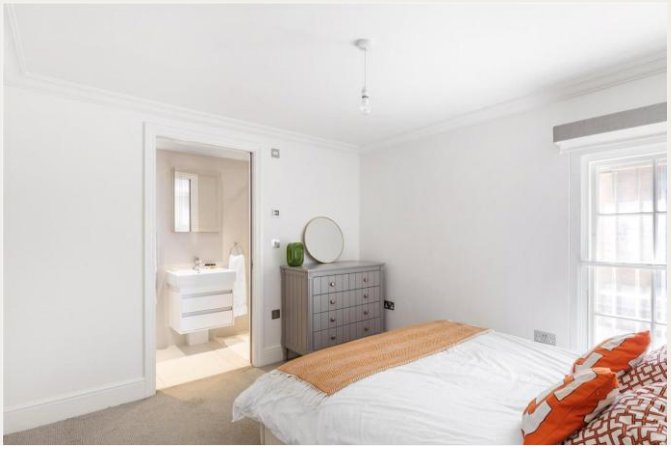
£595,000 *Share of Freehold*

A great opportunity to purchase a spacious, two-bedroom split-level garden flat situated in a Georgian, Grade II listed building. This property is ideally located next to the Nine Elms regeneration zone and benefits from outstanding transport links into the West End and Central London. EPC rating C.

KEY FEATURES

- Excellent transport links
- 793 SQ/ft
- Private garden
- Spacious split-level property





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DESCRIPTION

Upon entering the property on the ground floor, you are immediately welcomed by a remarkably spacious hallway, complete with a generous built-in storage cupboard.

To your right sits the first of the double bedrooms, a beautifully carpeted, serene space that easily accommodates a queen-sized bed and freestanding furniture. The room is bathed in brilliant natural light by a large sash window.

Directly across the hall is the bathroom, featuring a full-sized bath, freestanding sink, and W.C.

Following the hallway around the corner and up a short flight of stairs, you reach a second double bedroom, which features its own modern ensuite with a freestanding shower.

Moving back down the stairs, there is direct access to the private, fully tiled garden, an exceptionally low-maintenance oasis perfect for alfresco dining and summer entertaining.

Proceeding down to the lower ground floor, the property opens up into an impressive, large open-plan living, dining, and kitchen area. The kitchen is fully equipped with high-quality integrated appliances, including a gas hob, dishwasher, and washing machine.







MATERIAL INFO

Tenure: Share of Freehold
Term: a new 999 year lease (999 years and 0 months)
Service Charge: estimated £1,500 per annum
Ground Rent: Nil
Local Authority: Lambeth
Council Tax Band: C
EPC rating: C

PARKING
Residents parking permit available from Lambeth council

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – superfast broadband

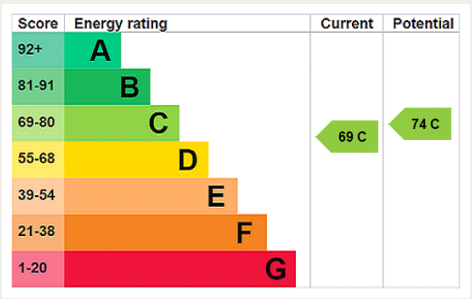
LOCATION

The property is situated on Wandsworth Road, opposite the Nine Elms regeneration project, approximately 0.3 miles from Vauxhall underground station (Victoria line) bus station and railway station. Battersea Power Station is approximately 1.2 miles away. There are a wide range of amenities on the doorstep such as supermarkets, restaurants and gyms. Also, Westminster, the West End and South Bank are within easy reach. For boats lovers the River Boat service at St. George's Wharf is approximately 0.2 miles away.

DIRECTIONS

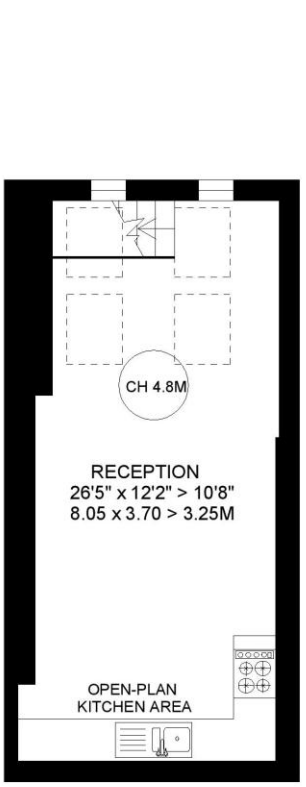
The flat is conveniently located just off Wandsworth Road, which is served by frequent bus services into Central London. Nine Elms Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Northern and Victoria Line) is approximately 0.9 miles away. Wandsworth Road Station (Overground) is approximately 1.1 miles away.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



MILES STREET. SW8
2 BEDROOM FLAT

Approximate gross floor area
793 SQ.FT / 73.7 SQ.M.



LOWER GROUND FLOOR 296 SQ.FT.





GROUND FLOOR 497 SQ.FT.

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