

Stewarts Road, SW8

2 1 1

£499,950 *Leasehold*

A fantastic opportunity to acquire a modern two-bedroom, split-level apartment in a modern development on Stewarts Road and a short distance from Battersea Power Station/Nine Elms development. EPC rating E

KEY FEATURES

- Modern open-plan kitchen reception
- Near to Battersea Power Station/Nine Elms development
- Great public transport links
- 807 SQ/FT





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DESCRIPTION

Upon entering the property on the raised ground floor, you are welcomed into a spacious hallway.

Nearest, you will find two equally spacious double bedrooms offering built-in storage, engineered wooden flooring, South-west facing aspects through large windows, and space to accommodate a king-size bed with additional space reserved for free-standing furniture.

At the end of the hallway, you will find a Utility room offering fantastic storage with a washing machine, and the bathroom. The bathroom features a large modern walk-in shower, heated towel rail, sink with storage below, underfloor heating and W.C.

Moving downstairs, you are greeted by a fantastic open-plan kitchen entertaining space. The modern integrated kitchen features plenty of worktop space as well as built in electric fan powered oven, induction hob with extraction, large fridge/freezer and dishwasher. Plenty of storage is available both above and below the kitchen units.

Adjacent is the dining area providing space to accommodate a dining table and chairs for six.

Opposite is the sitting room which is sizeable and offers space for multiple sofas and a coffee table.

Secure bike shed storage available.







MATERIAL INFO

Tenure: Leasehold

Term: 250 years from and including 1 January 2015 (240 years and 0 months)

Service Charge: £3,872,24 per annum (including £440 which goes into the sinking fund).

Ground Rent: £454.35 per annum (to be reviewed 01/01/2035 based on RPI)

Local Authority: Wandsworth Council

Council Tax Band: E

EPC rating: E

PARKING
Residents parking permit through Wandsworth Council

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – electric skirting board heating
Sewerage – mains connected
Broadband – Ultrafast broadband

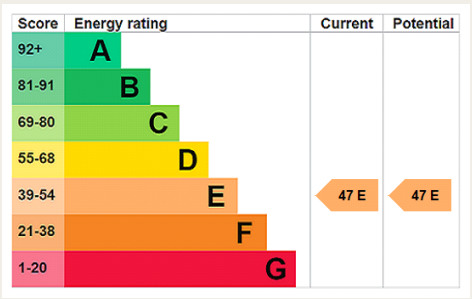
LOCATION

Conveniently located just off Wandsworth Road, the flat offers great access to the shops and amenities of Clapham Old Town, Battersea, Nine Elms and Stockwell. The green, open space of Battersea Park can be found close by, along with Larkhall Park further down Wandsworth Road.

DIRECTIONS

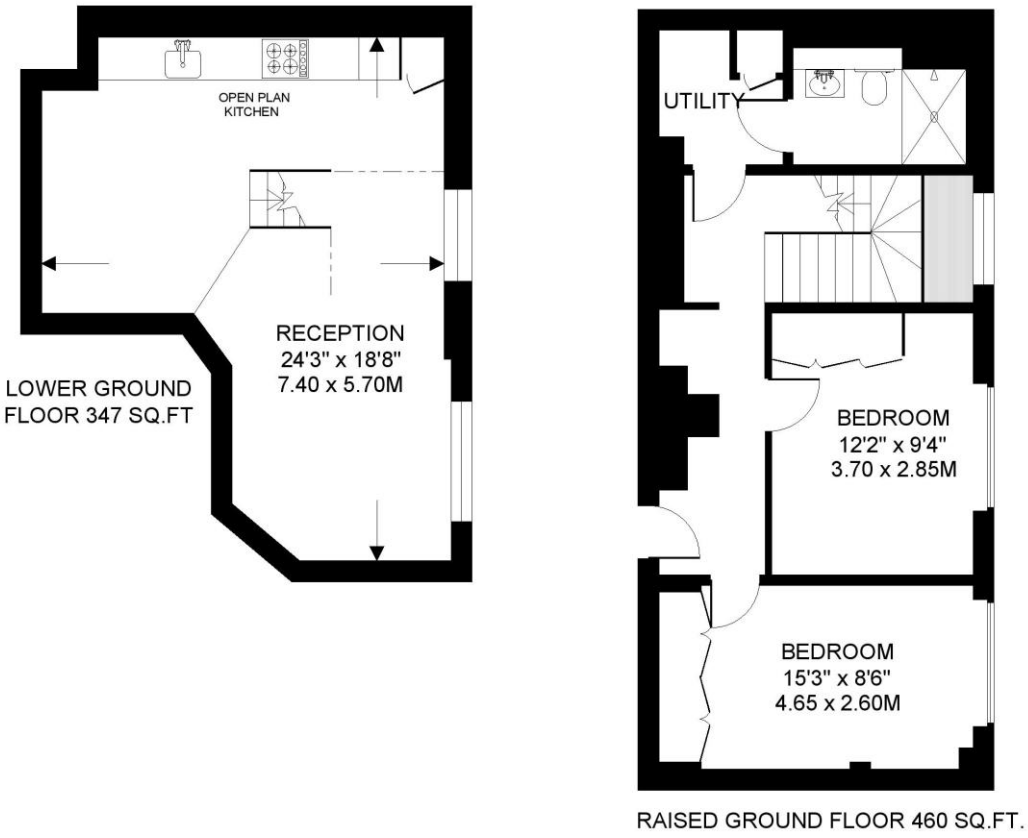
Battersea Power Station Underground Station (Northern Line) is located 0.5 miles away or a 10-minute walk. Wandsworth Road Station (National Rail and Overground) is 0.4 miles away or a 9-minute walk. Frequent bus services are found on Wandsworth Road.

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.



WEST ELM STUDIOS. SW8
2 BEDROOM FLAT

Approximate gross floor area
807 SQ.FT / 75 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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Winkworth
for every step...

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