

Wandsworth Road, SW8

1 1 1

£349,950 *Leasehold*

A great opportunity to acquire a well decorated one bedroom flat situated in a Georgian, Grade II listed building. The property is ideally located next to the Nine Elms regeneration zone and benefits from outstanding transport links to the West end and central London. EPC rating C

KEY FEATURES

- Recently refurbished
- Great location
- Good transport links
- Period property





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Winkworth



DESCRIPTION

The flat is located on the second floor of this attractive Grade II listed Georgian building. It is arranged to provide a double bedroom, bathroom and open plan kitchen/ living room.

The property has recently been refurbished and is complemented with contemporary fittings.

Upon entering the flat, to the right you have open plan kitchen and living space. The modern kitchen includes a built-in oven with extractor fan, a fridge-freezer and a dishwasher. A washing machine is in a separate cupboard in a hallway.

To the left of the front door you have the bedroom, this has plenty of space for a double bed, free standing furniture and benefits from built in storage.

The bathroom has also been finished to a high standard and contains a walk-in shower, sink with storage, w/c and heated towel rail, it also has a sky light to provide natural light.







MATERIAL INFO

Tenure: Leasehold
Term: a new 999 year lease (999 year and 0 months)
Service Charge: approximately 1,400 per annum
Ground Rent: peppercorn
Local Authority: Lambeth
Council Tax Band: C
EPC rating: C

PARKING
Residents parking permit from Lambeth Council

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

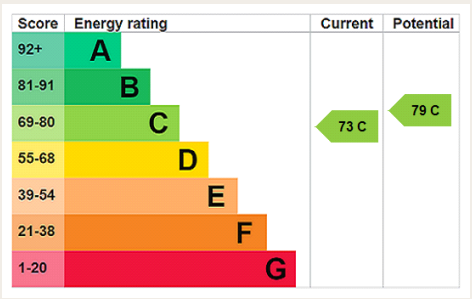
LOCATION

The property is situated on Wandsworth Road, opposite the Nine Elms regeneration area and a short distance from Vauxhall. There are a wide range of amenities on the doorstep such as supermarkets, restaurants and gyms. Also, Westminster, the West End and South Bank.

DIRECTIONS

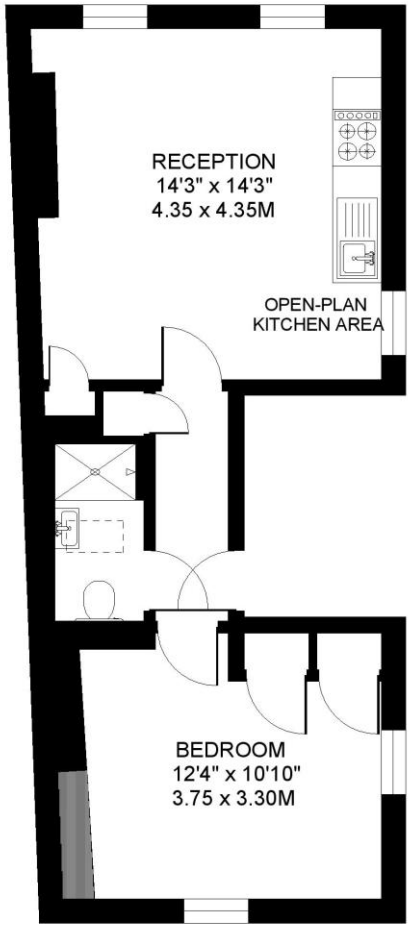
The flat is conveniently located on Wandsworth Road, which is served by frequent bus services into Central London. Nine Elms Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Northern and Victoria Line) is approximately 0.9 miles away. Wandsworth Road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



WANDSWORTH ROAD. SW8
1 BEDROOM FLAT

Approximate gross floor area
418 SQ.FT / 38.8 SQ.M.



SECOND FLOOR

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for every step...

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