



Wandsworth Road, London, SW8

£645,000 Share of Freehold

A great opportunity to purchase a spacious, two-bedroom split-level garden flat situated in a Georgian, Grade II listed converted house. 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.

LOCATION

The property is situated on Wandsworth Road, opposite the Nine Elms regeneration project 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 are within easy reach.

DESCRIPTION

The flat is located on the lower and raised ground floors of this attractive, Grade II listed Georgian building. It is arranged to provide two double bedrooms, three bathrooms, a kitchen, a double reception room, some vault space and a garden.

The property has recently been refurbished, retains much of its period charm and is also complemented with contemporary fittings.

Upon entering the flat on the upper ground floor, you are greeted by a hallway which leads onto the kitchen, double reception room and garden.

The kitchen is modern with a built-in oven, extractor fan and room for a fridge freezer, dishwasher and washing machine – you can enjoy a pleasant view looking into the garden whilst cooking. Flowing nicely from the kitchen is the double reception room which has lovely wooden floors and large sash windows. The room is big enough for a wide variety of freestanding furniture and is a great space for entertaining. Also on the upper ground floor is a bathroom with a bath, sink and WC.

Moving down to the lower ground floor, two bedrooms and bathrooms will be found. Both bedrooms benefit from an abundance of space providing room for a double bed, bedside tables and freestanding furniture.

The master bedroom is located at the front of the building, with the second bedroom located at the back of the property. Both benefit from having en-suite bathrooms, with a walk-in shower, WC and hand basin. To the rear of the flat is a delightful, paved garden which is low maintenance and south facing which maximises most of the sunlight.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service charge – approximately £1,600 per annum

Ground rent – Nil

Council tax band - E

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

LOCAL AUTHORITY

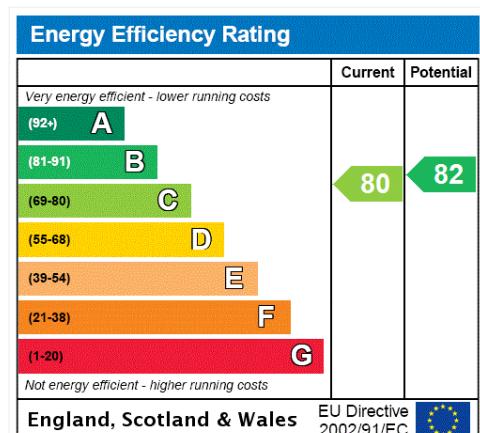
Lambeth Council

TENURE

Share of Freehold – new 999 years lease

DIRECTIONS

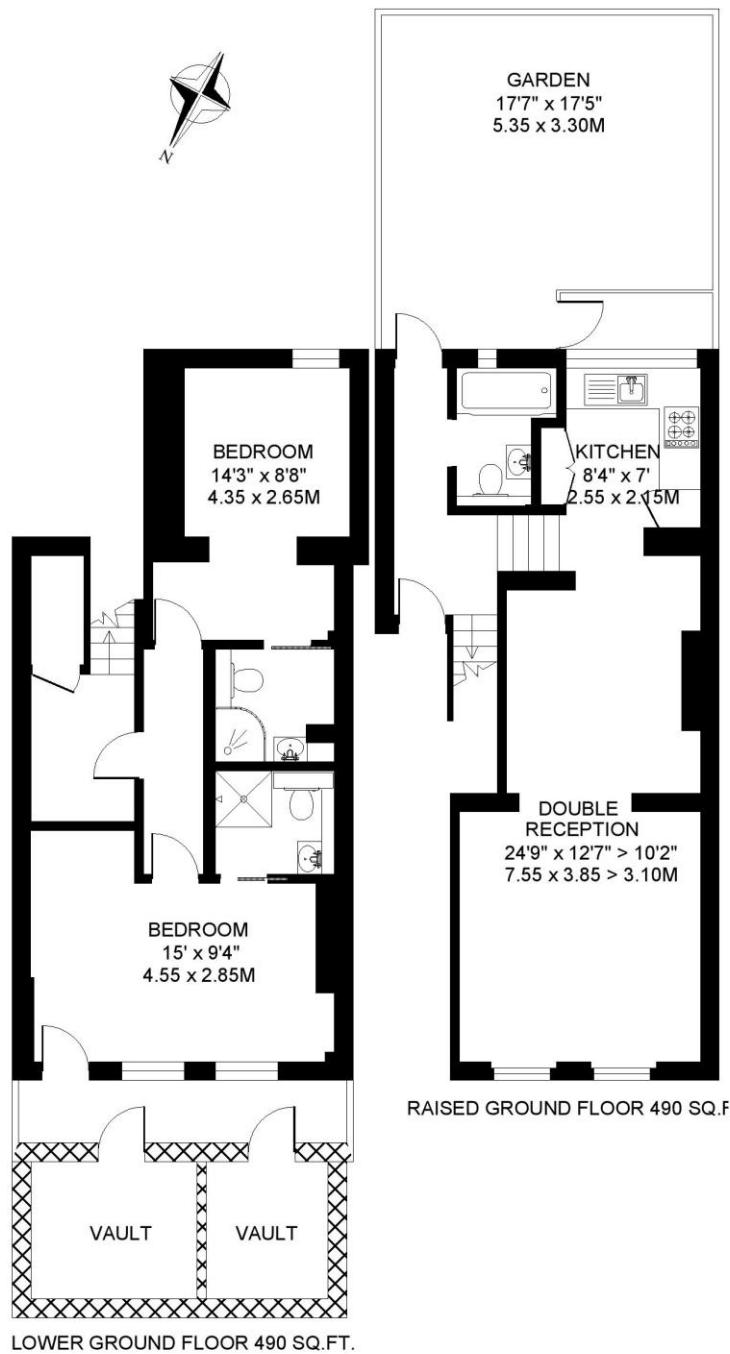
The flat is conveniently located on Wandsworth Road, which is served by frequent bus services into Central London. Nine Elms Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Northern and Victoria Line) is approximately 0.9 miles away. Wandsworth Road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





**WANDSWORTH ROAD SW9
2 BEDROOM FLAT**

Approximate gross floor area
980 SQ.FT / 91 SQ.M.
Plus vaults storage 112 SQ.FT. / 10.4 S. M.



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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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