



Lansdowne Green, SW8

£425,000 *Leasehold*



A beautifully presented south-facing, two-bedroom flat on the second floor of Cornwallis Court, offering excellent access to local amenities, and transport connections into central London. EPC rating C

KEY FEATURES

- Open plan space
- Excellent transport links
- Fantastic condition
- Communal Garden access



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DESCRIPTION

Upon entering this second-floor flat, you are greeted by a well-proportioned hallway that acts as the primary anchor for the home, providing seamless access to all rooms.

This hallway flows naturally into the main living space, which has been opened up to create a bright and airy environment that remains highly functional, featuring practical built-in storage solutions.

The living room is a highlight of the property, characterized by large, double-glazed windows that frame views of the trees directly outside. This outlook provides a refreshing, green feel that contrasts beautifully with the flat's central London location.

The master bedroom is generously sized, offering a flexible footprint that easily accommodates a double bed with room to spare. Its proportions allow for an abundance of freestanding storage, such as large wardrobes and chest of drawers, without compromising the sense of space. Large windows continue to be a theme of the home, ensuring the room is bright and well-ventilated.

The recently renovated kitchen has been finished to a high standard, featuring premium quartz counters that provide a sophisticated workspace. It comes fully equipped with a gas hob, oven, fridge freezer, washing machine, and dishwasher. The space is highly functional, offering a wealth of cupboard storage throughout to maintain a streamlined aesthetic.

The large bathroom features a massive, walk-in standalone shower and is elevated by exquisite tile details all around. This refined finish enhances the overall sense of luxury and scale within the room, making it a standout feature of the property.

The second bedroom is once again generously sized and includes built-in storage. Like the master, it easily accommodates a double bed while maintaining a spacious feel, making it an ideal second bedroom or home office.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 25 February 2002 (101 years and 1 month)

Service Charge: £2,075.44 per annum

Ground Rent: £10 per annum

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING

Free residents parking on the Estate.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains

Broadband – Ultrafast

LOCATION

Ideally situated in the Lansdowne Green area, Cornwallis Court is perfectly placed for easy access to both Stockwell and Vauxhall Stations. The local area offers an array of amenities, including the shops and cafes of South Lambeth Road and the green open spaces of Larkhall Park just a short walk away.

DIRECTIONS

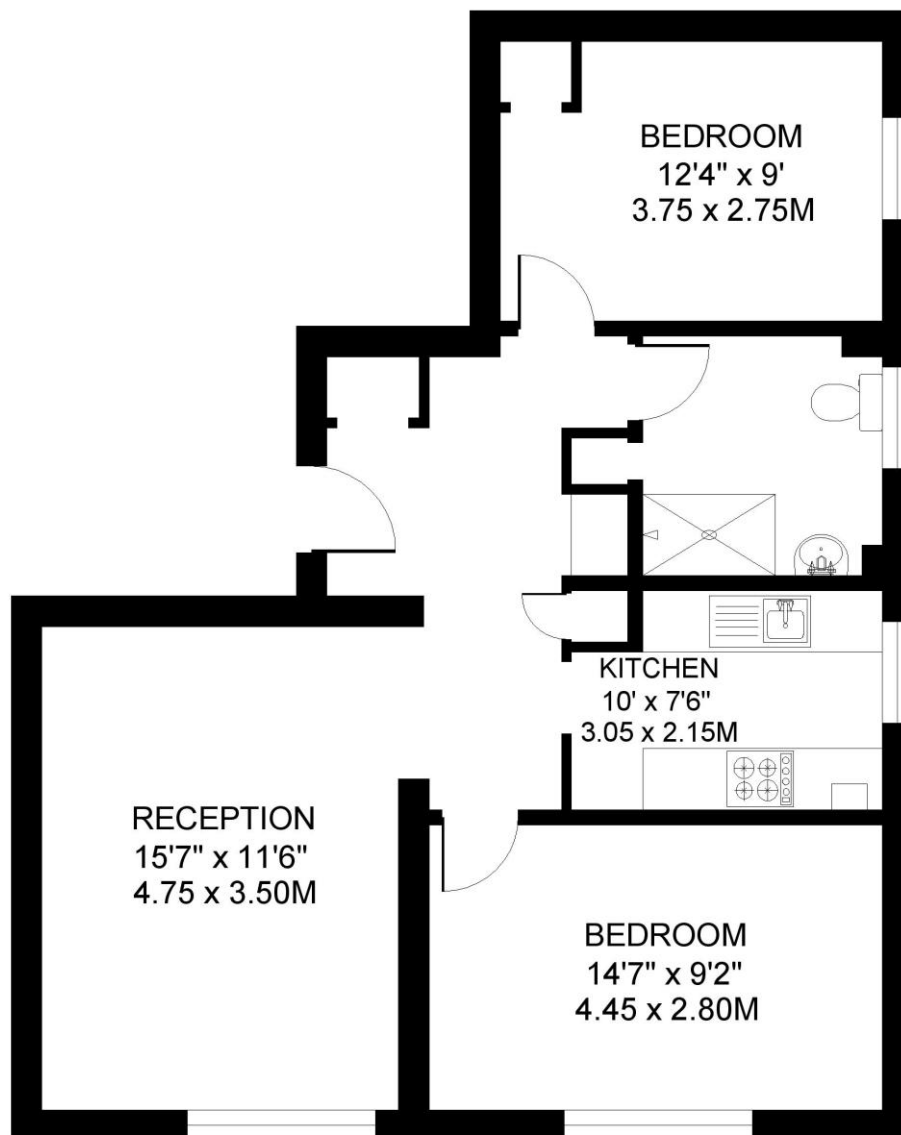
The flat is ideally located off Lansdowne Way, with Nine Elms Station (Northern Line) approximately 0.4 miles away and Stockwell Station being approximately 0.6 miles away (Northern line). For overground travel, Vauxhall station is approximately 1.2 miles away (also Victoria line).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

CORNWALLIS COURT. SW8
2 BEDROOM FLAT

Approximate gross floor area
702 SQ.FT / 65.2 SQ.M.



SECOND FLOOR

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