



Wandsworth Road, SW8

£425,000 *Leasehold*



A great opportunity to purchase a one-bedroom garden flat situated in Grade II listed Georgian converted house. The property is ideally located next to the Nine Elms regeneration zone and benefits from outstanding links into the West and Central London. EPC rating C.

KEY FEATURES

- Period flat
- Abundance of natural light
- Garden
- Excellent transport links
- Good condition



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DESCRIPTION

The flat is situated on the ground floor of an attractive Grade II listed Georgian building and is arranged to provide a double bedroom, bathroom, kitchen, reception room, and private garden.

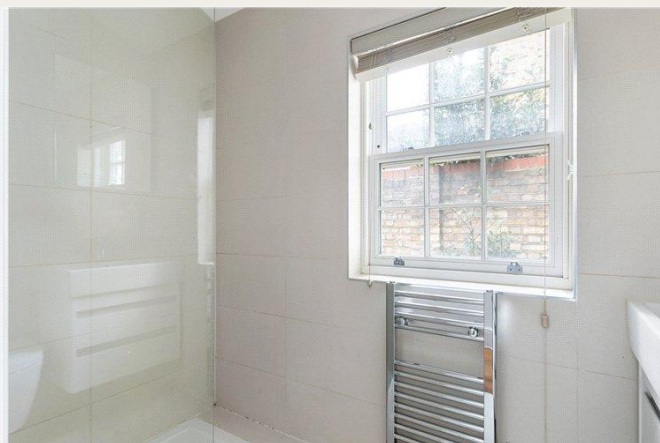
Recently refurbished, the property retains much of its period charm while being enhanced with contemporary finishes.

From the hallway, you are led to the kitchen, reception room, and bathroom. The modern kitchen includes a built-in oven with extractor fan, a fridge freezer, dishwasher, and washing machine. The bathroom features a walk-in shower, W.C., and hand basin.

The reception room offers excellent proportions with ample space

for a variety of freestanding furniture, making it a superb area for entertaining. The double bedroom is equally generous, easily accommodating a bed, bedside tables, and additional furniture.

To the rear, a delightful south-facing garden provides a low-maintenance paved space, perfect for making the most of the sunlight throughout the day.





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: E
EPC rating: C

PARKING
On-street parking is available from Lambeth Council

UTILITIES
Electricity – Mains
Water – Mains
Heating – Gas
Sewerage – Mains
Broadband – Superfast broadband

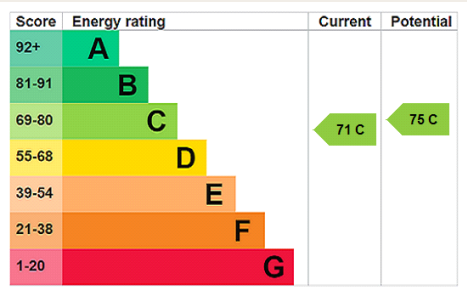
LOCATION

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.

DIRECTIONS

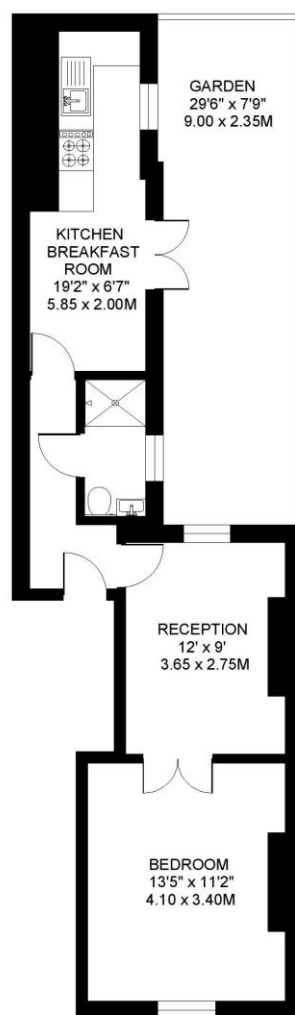
The flat is conveniently located on Wandsworth Road, which is served by frequent bus services into Central London. Nine Elms Underground Station (Northern Line) is approximately 0.3 miles away. Vauxhall underground (Victoria Line), train and bus station is approximately 0.3 miles away. Stockwell Underground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



WANDSWORTH ROAD. SW8
1 BEDROOM FLAT

Approximate gross floor area
447 SQ.FT / 41.5 SQ.M.



GROUND FLOOR

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