



## Corben Mews, Clyston Street, London, SW8

£495,000 Share of Freehold

A unique two-bedroom flat on the third floor of a gated Mews, situated in a prime location just off Wandsworth Road. EPC Rating - C.

## LOCATION

The flat is on Clyston Street which adjoins onto Wandsworth Road next to the overground and Larkhall park. Wandsworth road is home to a wide range of local food stores, supermarkets, restaurants, and many other amenities. Battersea Park and Power Station are close by and makes for a great location to sit and relax on a sunny day or shop in the expansive Power Station.

## DESCRIPTION

As you walk through the front door there is a set of stairs which lead up to a lovely open plan kitchen and living space. The kitchen is situated along the wall on the right-hand side of the room, it has plenty of storage and worktop space, an induction hob, integrated oven and dishwasher, there is also a utility area which has space for a fridge and a washing machine.

The reception room is at the heart of this charming apartment, it has a large window that lets in an abundance of light, plenty of space for a large sofa, coffee table, tv stand and a dining table and chairs.

There are two bedrooms off either side of the reception room, the master bedroom has enough space for a double bed, bedside table and storage. This room also benefits from an ensuite with a shower in bath, w/c, sink, mirror and a heated towel rail.

The second bedroom is also a double room with space for a wardrobe, bedside table and storage.

The bathroom is finished to a good standard and contains a walking shower, w/c, sink and mirror.

## SERVICE CHARGE AND COUNCIL TAX

Service Charge – To be confirmed

Council Tax Band - D

## PARKING

Residents parking permit available from the Lambeth Council

## UTILITIES

Utilities- Mains Connected

Electricity – Mains Connected

Gas – Mains Connected

Water – Main Connected

Heating – Gas Central Heating

Sewerage – Mains Connected

Broadband – Superfast

## LOCAL AUTHORITY

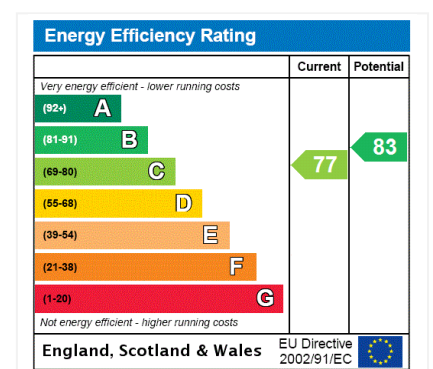
Lambeth Council

## TENURE

Share of Freehold - currently being extended to 999 years.

## DIRECTIONS

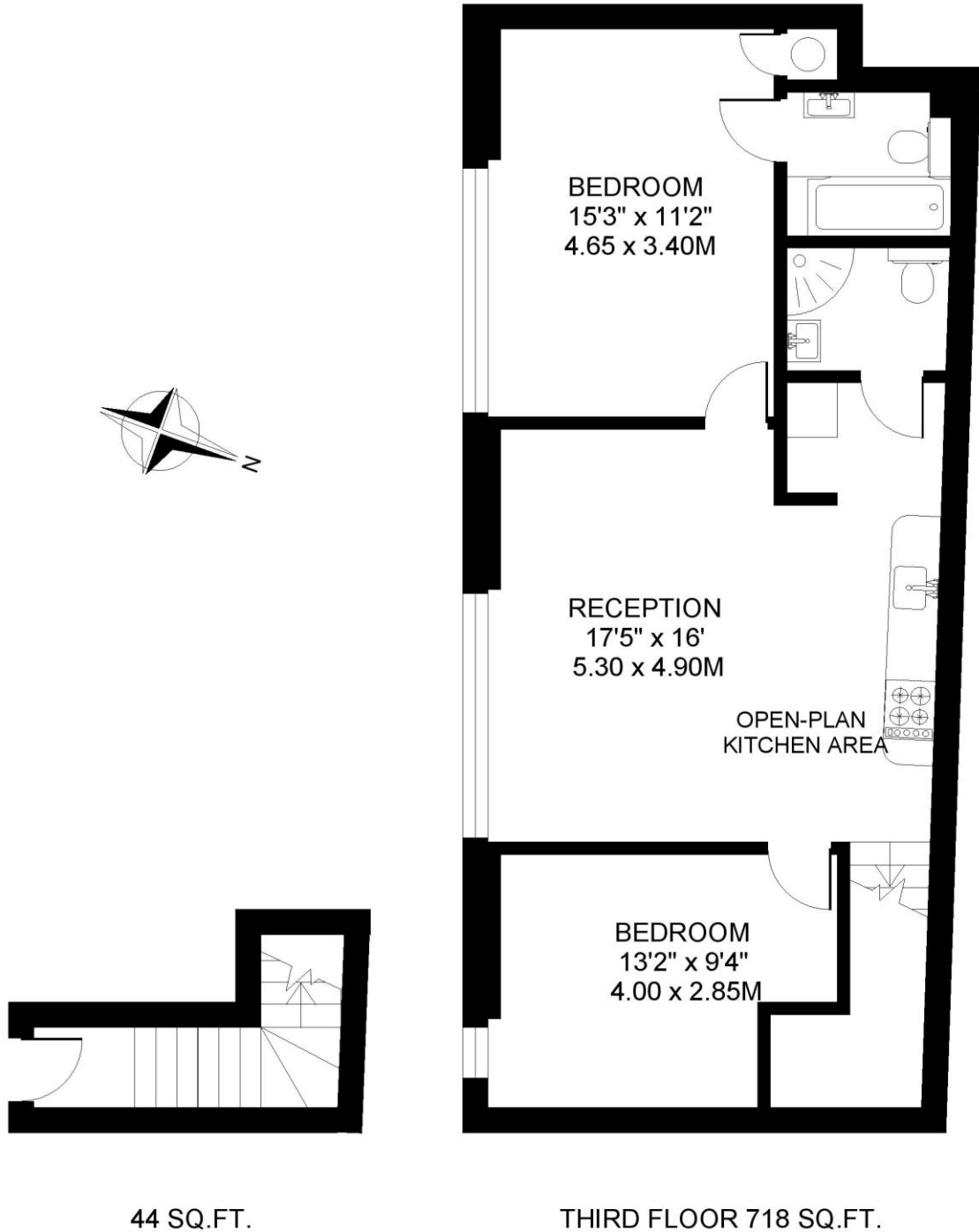
Wandsworth Road (Overground) is approximately 0.2 miles away. Clapham High Street Station (Overground) is approximately 0.5 miles away. Stockwell Underground (Victoria and Northern Line) is approximately 0.8 miles away.





CORBEN MEWS. SW8  
2 BEDROOM FLAT

Approximate gross floor area  
762 SQ.FT / 70.8 SQ.M.



*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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