



Elm Quay Court, 30 Nine Elms Lane, London, SW8

£625,000 Share of Freehold

A stunning one-bedroom, one-bathroom apartment in a rarely available, established block in the heart of the Nine Elms regeneration area. Renovated to a good standard, the flat offers a large balcony with panoramic views of Chelsea Bridge to the west and up the river Thames to the east with Pimlico directly opposite. The development also benefits from onsite porter, gym, pool, sauna, communal gardens and underground parking. EPC Rating C.

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LOCATION

Vauxhall Underground and Overground and the newly opened Nine Elms Underground are just minutes away by foot. Situated in the heart of the recently developed Nine Elms development, Elm Quay Court is located directly across the road from the new Embassy Gardens development, the American Embassy and Waitrose. There is a selection of restaurants at your disposal along the river and close to Battersea Power Station.

DESCRIPTION

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Enter the apartment on the second floor and into the hallway by either the nearby stairs or lift. The property is double-glazed throughout with an abundance of light entering the rooms.

The bathroom is located immediately to the left and is neutral white in décor and contains modern bath with overhead shower, W.C, sink with mirror shelf and heated towel rail.

Next door to the bathroom is the bedroom which has direct access on to the balcony overlooking the Thames River below. The bedroom is generous in size and includes substantial built in cupboards offering great storage.

In the corridor, you will find an enormous cupboard offering an abundance of storage for coats, jackets, shoes and the likes.

Next, we have the kitchen which is sizeable and enjoys beautiful views of the river. The kitchen includes large fridge-freezer, oven with gas hob, washing machine, large sink with storage both above and below the kitchen worktops. There is space for a breakfast bar to be added too should one wish.

At the end of the corridor is the sitting room with direct access on to the large balcony at the back. The sitting room offers plenty of space for multiple sofas, coffee table and currently holds an area at the front designed perfectly for dining.

The balcony which runs the full width of the apartment offer more than enough space for table and chairs with fantastic and undisturbed views of the Thames.

Lease: 125 years from 1 April 1988
Ground Rent: £1 per annum
Service Charge: Circa £5,646 per annum
Council Tax Band F

LOCAL AUTHORITY

Wandsworth Council, London

TENURE

Share of Freehold – underlying lease of 125 years from 1 April 1988
Ground Rent: £1 per annum
Service Charge: circa £5,646 per annum

DIRECTIONS

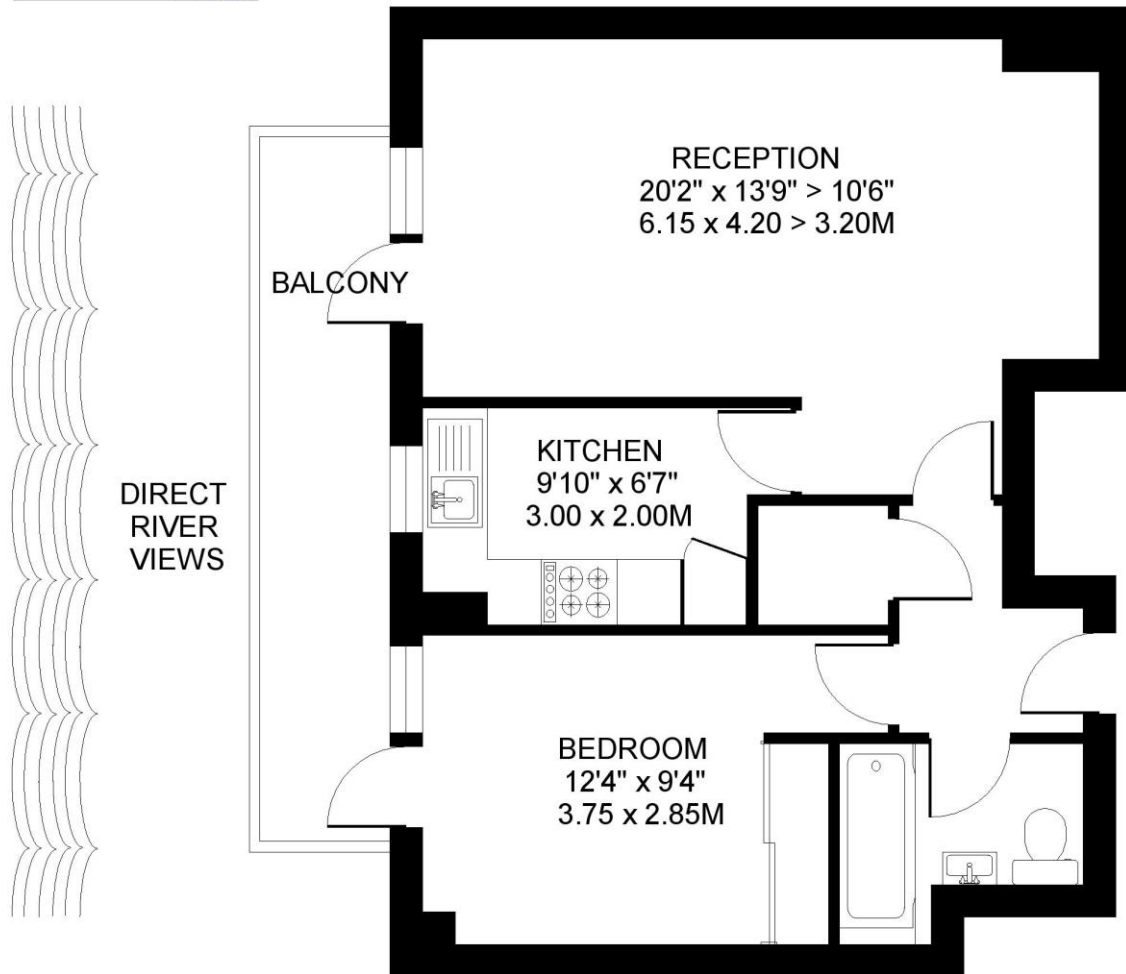
Vauxhall Underground Station (Victoria Line) and Mainline Stations is approximately 0.5 miles away. Nine Elms Underground Station – located on the Northern Line extension – is within a 10-minute walk away allowing superb access to the City and West End. Bus routes 156 and 344 stop outside the development.



ELM QUAY COURT. SW8
1 BEDROOM FLAT

Approximate gross floor area
523 SQ.FT. / 48.6 SQ.M.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
35+	A		
(31-35)	B		
(26-30)	C	75	76
(21-25)	D		
(16-20)	E		
(11-15)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SECOND FLOOR

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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