



Hindlip House, Wandsworth Road, London, SW8

£379,950 Leasehold

A wonderfully finished two-bedroom flat situated at the end of the block on the second floor of this 1940s purpose-built block, located in a prime position on Wandsworth Road. EPC rating C.

Winkworth

LOCATION

You will find the flat in Hindlip House, just off Wandsworth Road and between Union Grove. An abundance of local amenities are on your doorstep courtesy of Wandsworth Road. Battersea Park and Power Station are both within close proximity making it easy to enjoy all they have to offer.

DESCRIPTION

Entering the property on the second floor. You will find the separate loo to your left in the corridor. Beyond that the kitchen, finished to a high standard with wooden worktops, tiled splashback and tiled flooring. There is plenty of storage and workspace for your culinary needs. You will find a built-in slimline dishwasher, washing machine, gas oven & hob with extractor and fridge/ freezer.

The bedrooms, located to the rear left and front right of the flat are both generous sizes, both rooms have carpets. These double bedrooms can accommodate freestanding storage, with the primary easily able to fit a desk for those who work from home.

The reception space to the rear right has lovely parquet flooring and large windows that illuminate the space. The windows as in all rooms are double glazed, helping to reduce noise and retaining heat. The room can accommodate a small dining table, sofa and any other furniture you wish to add. It is a charming room to unwind and relax.

Between the secondary bedroom and the hallway is where you will find the bathroom. Again, finished to a high standard. The bathroom is tiled throughout and contains a large walk-in shower, sink and mirror with storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,640 per annum

Ground Rent - £10 per annum

Council Tax Band - B

PARKING

Residents permit through Lambeth Council

UTILITIES

Gas – mains connected

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Gfast broadband available now. Full Fibre, build planned between now – Dec. 2026

LOCAL AUTHORITY

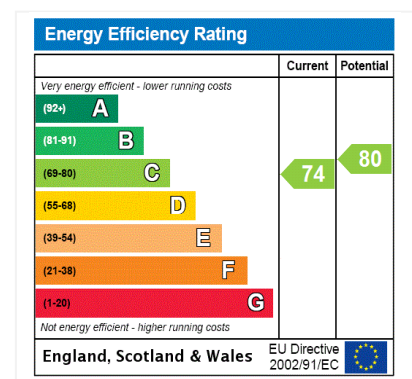
Lambeth Council

TENURE

Leasehold - 125 years from 25 January 2016

DIRECTIONS

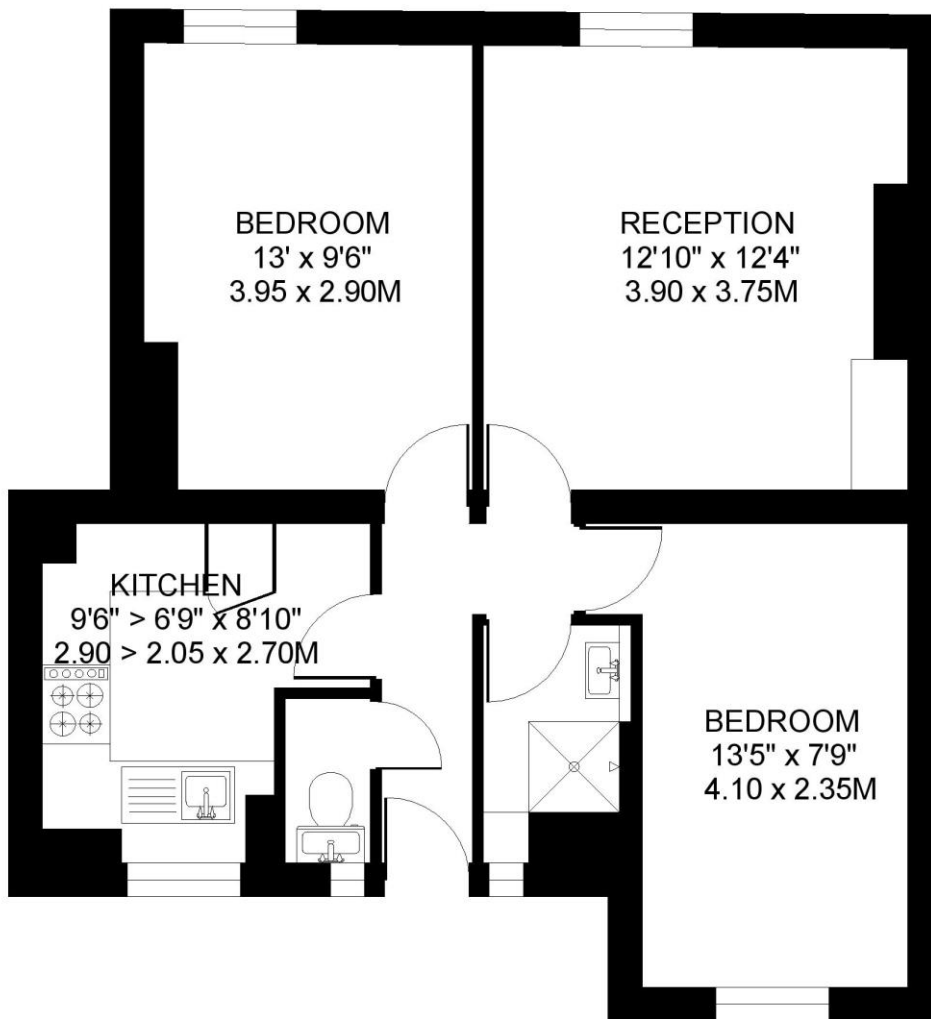
Wandsworth Road Rail Station (Windrush Line Overground) is approximately a 5-minute walk. Nine Elms Underground (Northern Line) is approximately 0.6 miles away. Stockwell Underground (Victoria & Northern Line) is approximately 0.8 miles away. Wandsworth Road is well served by frequent bus services and Santander Cycles can be found just outside the building.





HINDLIP HOUSE. SW8
1 BEDROOM FLAT

Approximate gross floor area
578 SQ.FT / 53.7 SQ.M.



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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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