

Cornell Square, London, SW8

£495,000 Leasehold

A stylish and contemporary two-bedroom, sixth floor flat with a balcony and access to a 24hr concierge service. This popular private block is ideally located in Nine Elms and provides wonderful access into central London.

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LOCATION

You will find the Cornell Square on Wandsworth Road, opposite Lansdowne Way. A fantastic spot to access all local amenities such as shops, restaurants and a gym next door. Battersea Power Station a short distance away, whilst Clapham is also a short distance away.

DESCRIPTION

Entering the flat, the hallway provides a large storage cupboard. The right side of the flat is occupied by the open plan kitchen and reception. The near floor to ceiling windows illuminates the space and provide access onto the balcony. The reception space can accommodate a sofa and small dining table. The handy built in storage eliminates the need for freestanding storage.

The kitchen is finished beautifully with more than ample cupboard and workspace. You will find a built-in electric oven, hob & extractor, microwave, fridge/ freezer and dishwasher.

The bathroom is again finished to a good standard and tiled throughout, comprising a bath with overhead shower, sink, W.C. and a large mirror.

Both bedrooms are generous sizes suitable for double beds, desks and freestanding storage. The primary bedroom has built in storage and also a large walk-in wardrobe providing excellent storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3,160.00 per annum

Ground Rent - £400.00 per annum

Council Tax Band - E

UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected

Heating – electric underfloor heating & electric boiler

Sewerage – mains connected

Broadband – standard broadband

LOCAL AUTHORITY

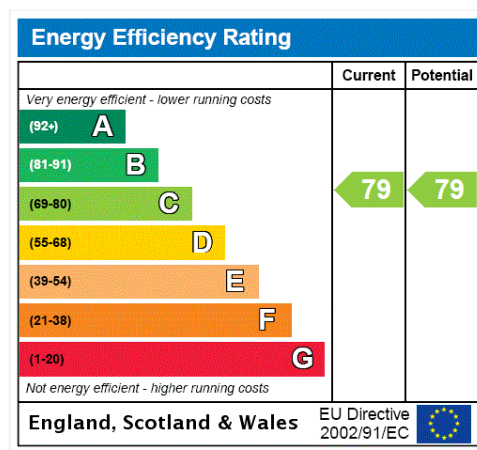
Lambeth

TENURE

Leasehold - 125 years from 1 January 2009

DIRECTIONS

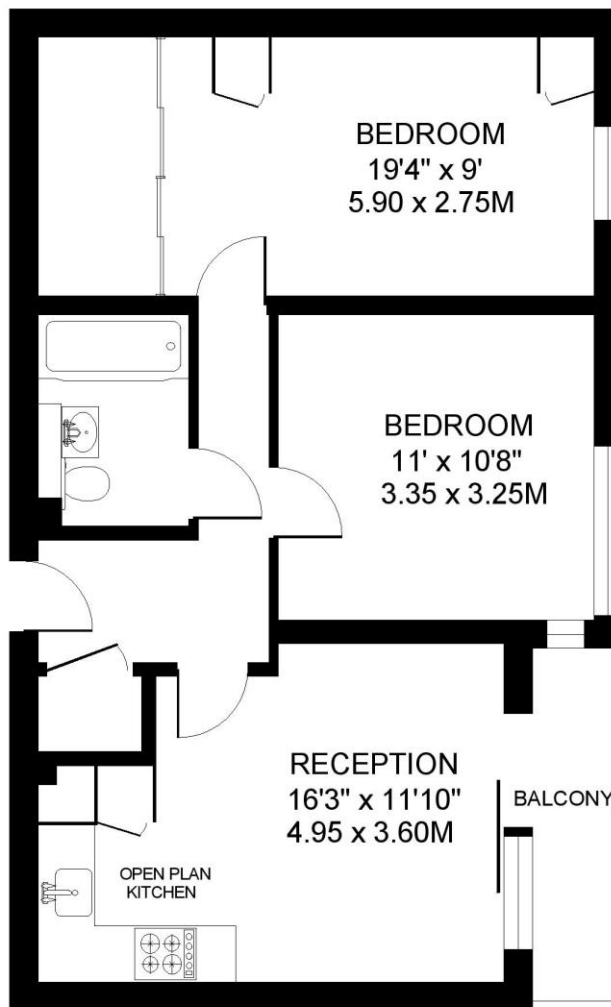
Nine Elms Underground Station (Northern Line) is under a 10-minute walk away. Wandsworth Road Station (London Overground) is just 0.5 miles away. Wandsworth Road is also well served with frequent bus services.





CORNELL SQUARE SW8
2 BEDROOM FLAT

Approximate gross floor area
599 SQ.FT / 55.6 SQ.M.



SIXTH 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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