

Robsart Street, London, SW9

£669,950 Leasehold

A contemporary and spacious modern two-bedroom, two-bathroom apartment with two large balconies, 24-hour concierge and a shared roof terrace. Located on the seventh floor of this popular development with fantastic views of the City and Nine Elms. EPC Rating B.

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LOCATION

Robsart Street connects Brixton Road and Stockwell Road. The development is only moments away from the much loved Slade Gardens with dog park and there are also local bars, Brixton Jamm and the Crown & Anchor on your doorstep. Brixton Village, which offers a vast range of restaurants, bars and supermarkets is only a short walk away.

DESCRIPTION

The apartment is accessed via the seventh floor with lift access, which leads you into the spacious hallway. Large storage is immediately to the left, just off the hallway, and provides a fantastic space for a washing machine and coats with further storage in the way of shelving.

Ahead is the master bedroom with ensuite bathroom and direct access on to the balcony. The bedroom is plenty large enough to accommodate a king size bed with additional space available for further free-standing furniture and there is also built in storage. The ensuite bathroom offers large standalone walk-in shower, sink, heated towel rail and W.C.

Next to the master bedroom is the second bedroom which is equally sizeable and able to accommodate a double bed with additional space reserved for free-standing furniture. This bedroom also has direct access on to the balcony with fantastic West-facing views toward Battersea Power Station and beyond.

The family bathroom opposite is modern and well-finished consisting of a bath with overhead shower, sink with vanity and large mirror, heated towel rail and W.C.

At the end of the hallway, is the open-plan and spacious kitchen and reception. The kitchen itself benefits from ample countertop workspace, with storage found both above and below the kitchen worktop. The kitchen is equipped with integrated microwave and electric fan powered oven and induction hob, large fridge/freezer, dishwasher and sink.

The reception space is equally spacious with engineered wooden flooring and vast amounts of natural light thanks to the many windows which also allow for spectacular views. There is plenty of space for multiple sofas, coffee table and dining table and chairs. The large balcony provides fantastic entertaining space and able to fit plenty of outdoor furniture to enjoy those beautiful evening sunsets.

Upon entering the building, there is a 24-hour concierge, bike storage and underground car parking spaces available to be rented. The communal roof terrace on the top floor of the building is available for residents' pleasure.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4,670.16 per annum including £129.96 sinking fund

Ground Rent - £300.00 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – central heating

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

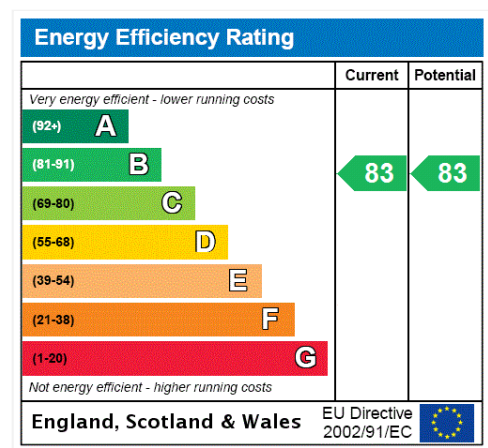
Lambeth

TENURE

Leasehold - 125 years less three days from 1 April 2015

DIRECTIONS

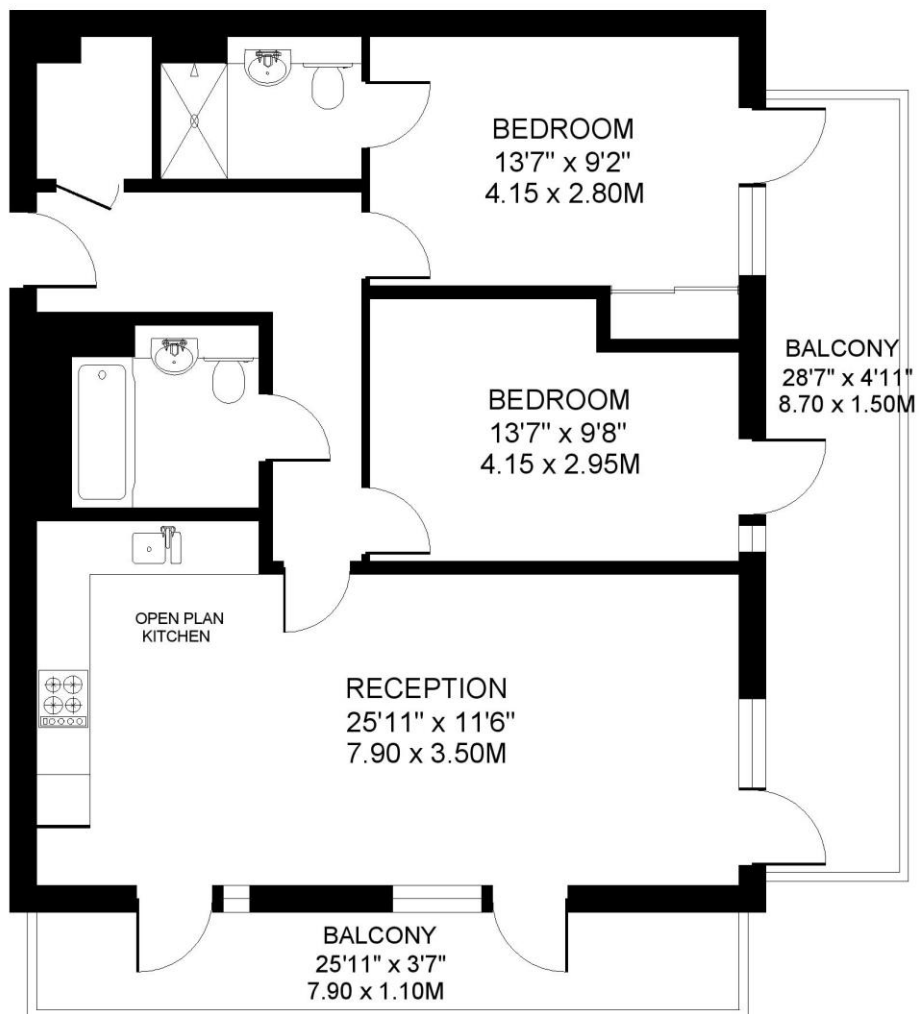
Stockwell Underground Station (Northern & Victoria Line) is just 0.3 miles away (approximately 5-minutes' walk), whereas Brixton Overground & Underground Stations are just 0.6 miles away. The area also benefits from a frequent bus service to the City and West London.





ROBSART STREET SW9
2 BEDROOM FLAT

Approximate gross floor area
802 SQ.FT / 74.5 SQ.M.



SEVENTH 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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