

Winkworth

Flat 24, Stafford House, 9 Scott Avenue, London, SW15 3PA







A lovely two double bedroom apartment situated in this popular location. Located on the third floor of a well-designed purpose-built block with lift access, set within the prestigious Sir Giles Gilbert Scott development. This property benefits from a lovely open-plan kitchen/living room with direct access onto a vast private terrace, as well as a West Facing balcony. The apartment boasts two spacious and bright double bedrooms with ample amount of fitted cabinetry, complemented with two luxuriously appointed bathrooms, one being ensuite to the master bedroom. The property further benefits from a secure private parking space, communal library and residents' gym. Sold with no onward chain.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Features

- 2 Double Bedrooms
- 979 Year Lease
- S/C Includes Water Bill
- Large Private Terrace
- Chain Free

### Leasehold

**Approx Service Charge: £2,713.53**

**Ground Rent: £200.00**

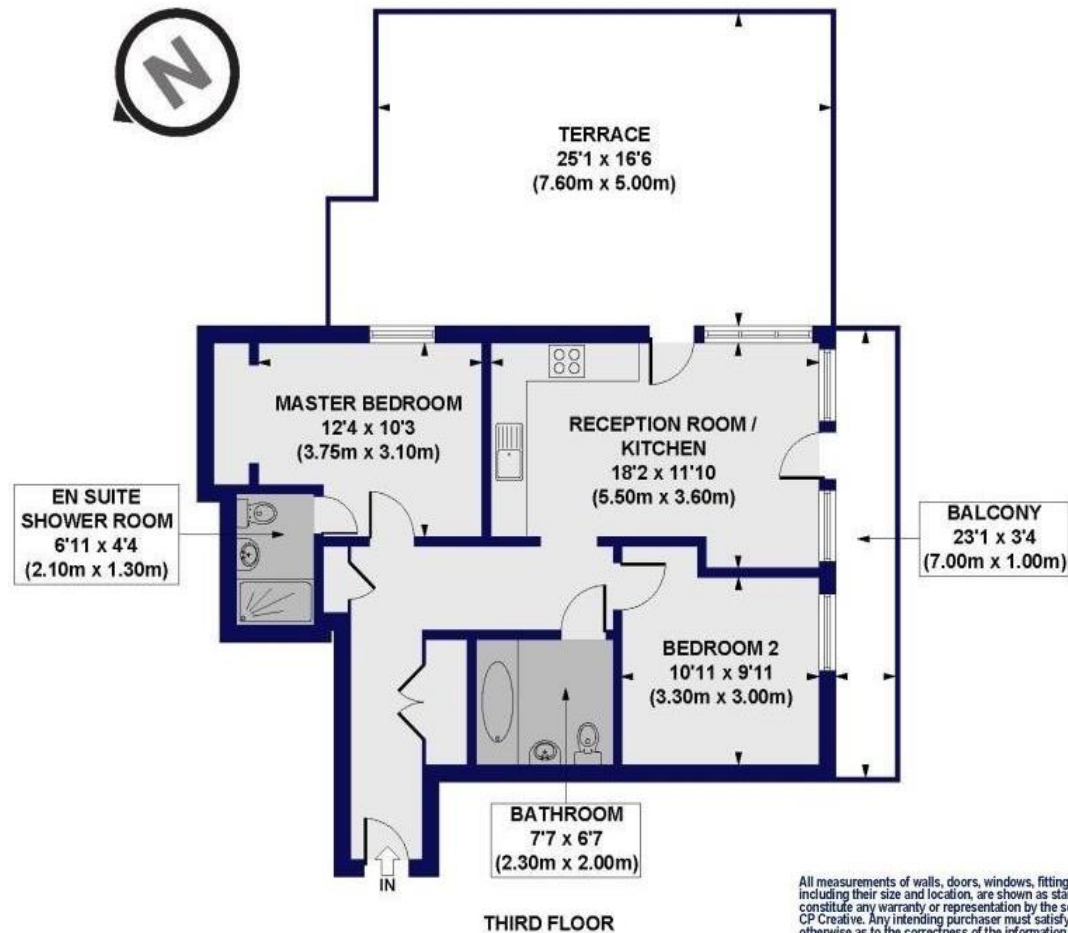
### Internal area

**Total 691 sq. ft / 64.21 sq. m**

### Price

**£585,000**

**Stafford House, Scott Avenue, SW15**  
 Approx. Gross Internal Floor Area 691 sq. ft / 64.21 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.