Winkworth

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



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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.

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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	Current	Potentia
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80)	72	
(55-68) D		1
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

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

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TERRACE 25'1 x 16'6 (7.60m x 5.00m) MASTER BEDROOM 12'4 x 10'3 **RECEPTION ROOM /** KITCHEN (3.75m x 3.10m) 18'2 x 11'10 EN SUITE (5.50m x 3.60m) BALCONY SHOWER ROOM 23'1 x 3'4 6'11 x 4'4 (7.00m x 1.00m) (2.10m x 1.30m) **BEDROOM 2** 10'11 x 9'11 (3.30m x 3.00m) BATHROOM 7'7 x 6'7 (2.30m x 2.00m) 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 selfer, 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. THIRD FLOOR

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

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