



Wandsworth Road, London, SW8

£625,000 Share of Freehold

A great opportunity to acquire a spacious, two-bedroom split-level flat situated in a Georgian, Grade II listed building. This property is ideally located next to the Nine Elms regeneration zone and benefits from outstanding transport links to the West End and Central London. EPC rating C.

LOCATION

The property is situated on Wandsworth Road, opposite the Nine Elms regeneration area and a short distance from Vauxhall. There are a wide range of amenities on the doorstep such as supermarkets, restaurants and gyms. Also, Westminster, the West End and South Bank are within easy reach.

DESCRIPTION

The flat is located on the first and second floor of this attractive, Grade II listed Georgian building. It is arranged to provide two double bedrooms, two bathrooms, a kitchen, and a reception room.

The property has recently been refurbished and retains much of its period charm and is also complemented with contemporary fittings.

Upon entering the flat on the first floor, you are immediately greeted by the spacious and well-proportioned reception room, with ample space for a variety of freestanding furniture, sofas and a dining table. The room is further enhanced by large sash windows which allow an abundance of natural light to fill the room. Adjacent is the modern kitchen with a built-in oven with extractor fan and room for a fridge freezer, dishwasher and washing machine.

Moving up to the second floor, there are two bedrooms and two bathrooms. Both bedrooms benefit from an abundance of space providing room for a double bed, bedside tables and freestanding furniture. The master bedroom has an ensuite which has a walk-in shower, WC and hand basin. The other bathroom has a bath with shower, WC and hand basin.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service charge – approximately £1000 pa

Ground rent – peppercorn

Council tax band - E

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

PARKING

On-street parking permit

LOCAL AUTHORITY


Lambeth Council

TENURE

Share of Freehold - new 999 years lease

DIRECTIONS

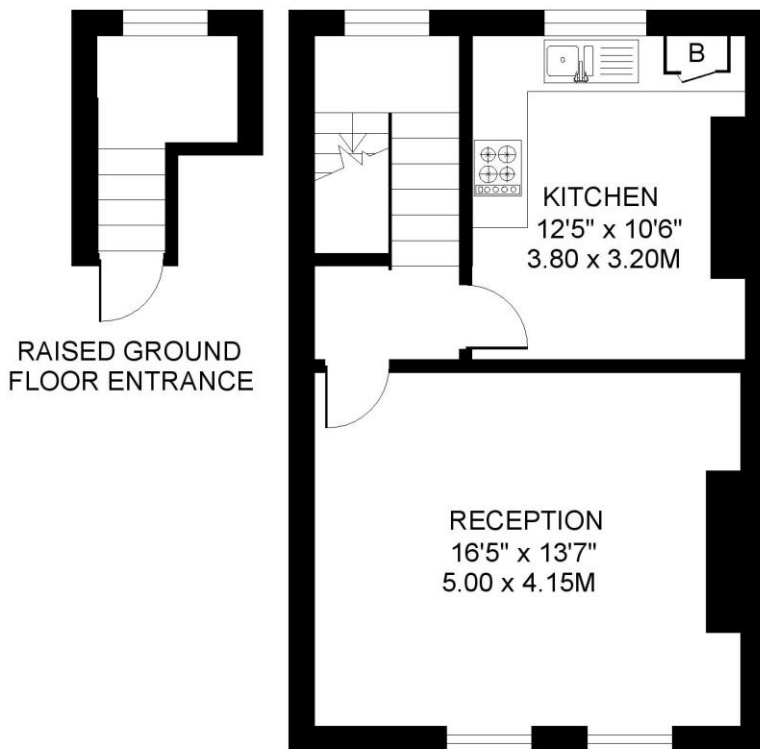
The flat is conveniently located on Wandsworth Road, which is served by frequent bus services into Central London. Nine Elms Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Northern and Victoria Line) is approximately 0.9 miles away. Wandsworth Road Station (Overground) is approximately 1.1 miles away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(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	

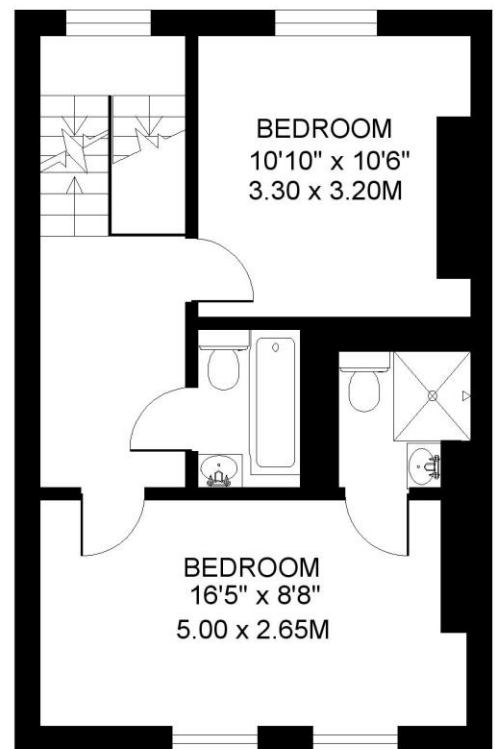


WANDSWORTH ROAD SW9
2 BEDROOM FLAT

Approximate gross floor area
880 SQ.FT / 81.7 SQ.M.



FIRST FLOOR 440 SQ.FT.



SECOND FLOOR 440 SQ.FT.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors,
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windows, appliances and other features are approximate.

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