



Cornell Square, Battersea, SW8

Asking Price: £370,000

 Benham
& Reeves

Cornell Square, Battersea, SW8

 1 Bedroom  1 Bathroom  Leasehold

Situated on the first floor of a contemporary gated development, this exceptional one bedroom apartment spans approximately 656 square feet of living space. The property features a spacious entrance hall with ample storage, a stylish bathroom and a generously sized bedroom. The principal bedroom benefits from plenty of built-in storage and floor-to-ceiling windows with access to the private balcony. The open-plan kitchen and living area offer a sleek, functional space, complete with high-end appliances and access to a private balcony.

This popular development is situated on Wandsworth Road, in close proximity to the vibrant neighbourhoods and local amenities of Vauxhall, Clapham, Stockwell, and Battersea. The development is a short walk away from a large Sainsbury's supermarket, but also benefits from a smaller Tesco which is located on-site, in addition to an on-site concierge.

The development has superb transport links, located by several major underground and overground stations: Stockwell, Vauxhall, Wandsworth Road and Nine Elms station, offering excellent transportation across Central London and beyond.





Property Features:

- One Bedroom
- One Bathroom
- First Floor
- 656 Square Feet (Approx.)
- Two Private Balconies
- Concierge
- Nine Elms Station - 0.4 Miles (Northern)

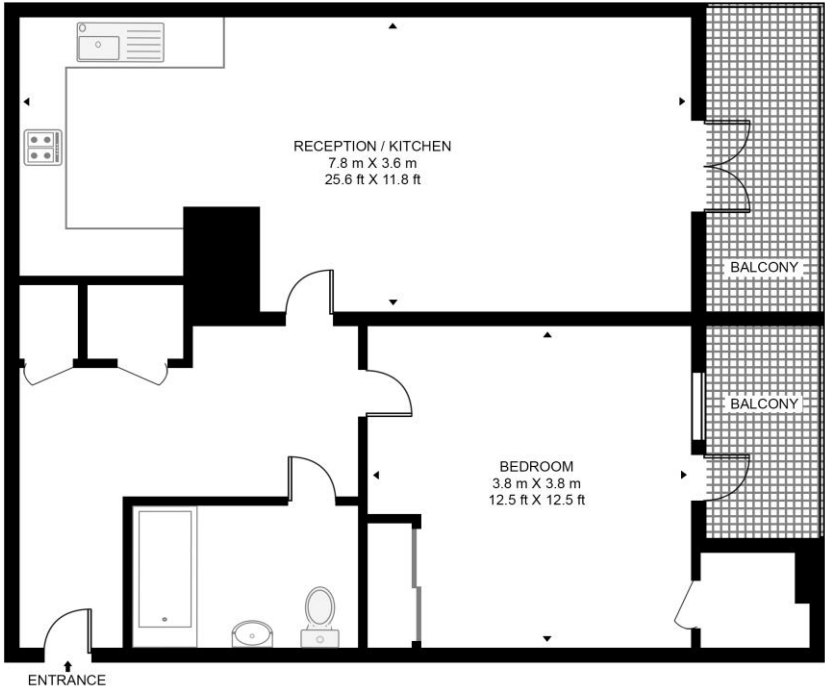


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CORNELL SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA 656 SQ.FT (61 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£370,000
Tenure:	Leasehold Expires 29/12/3007 Approximately 982 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,000.00 (per annum) approx. for the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW250157

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