



Courthope House, Hartington Road, Nine Elms, SW8

Asking Price: £420,000

 Benham
& Reeves

Courthope House, Hartington Road, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This well-presented one bedroom dual aspect apartment is beautifully set within an imposing and handsome period mansion block. Spanning approximately 475 square feet, the space features a separate kitchen with built-in appliances and handy storage cabinets. The living room is a good shape and size, perfect for hosting, and also includes a feature fireplace. Adjacent to this is a double bedroom that includes built-in wardrobes. Additionally, there is a three-piece bathroom along the hallway.

The development is gated and has a large central communal garden with a playground, and is ideally located just moments away from the amenities of Wandsworth Road, including a large Sainsbury's supermarket.

Transport links include Nine Elms Station (Northern Line), only 0.1 miles away and Vauxhall Station (Victoria and National Rail) 0.5 miles.



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Property Features:

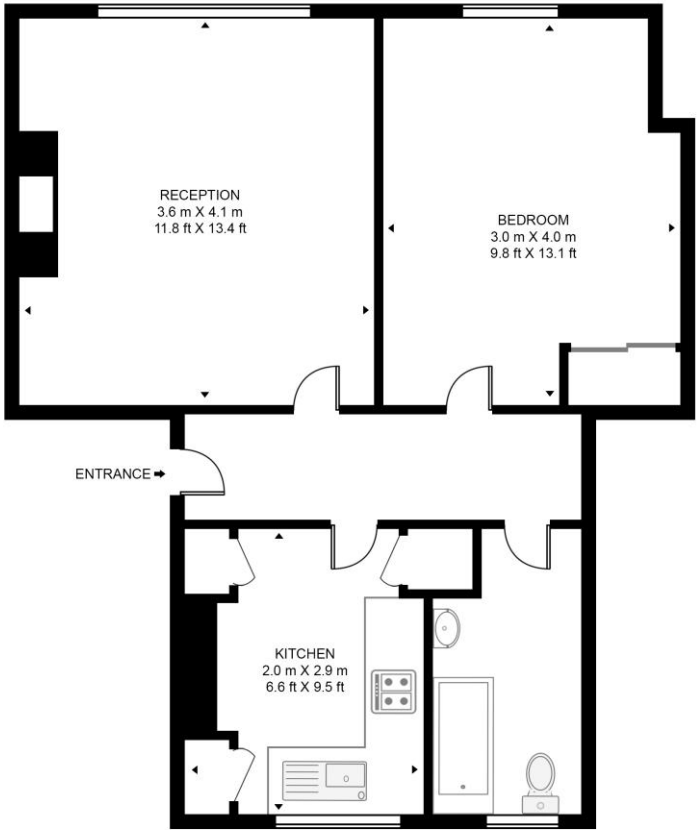
- One Bedroom
- One Bathroom
- Dual Aspect
- Period Property
- 475 Square Feet (Approx.)
- First Floor
- Communal Gardens
- Nine Elms Station (Zone 1) - 0.1 Miles Away



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COURTHOPE HOUSE, HARTINGTON ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA 475 SQ.FT (44.1 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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.
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Terms & Conditions:

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

Asking Price:	£420,000
Tenure:	Leasehold Expires 31/12/2130 Approximately 105 Years Remaining
Ground Rent:	£250.00 (per annum) Review Period: 25 years Next: 2031
Service Charge:	£1,570.20 (per annum) for the year 2025
Anticipated Rent:	£1,200.00 pcm Approx. 3.4 % Yield

Viewings:

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

Our reference: KEW250121

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