



# Cornell Square, Nine Elms, SW8

Asking Price: £350,000

Benham  
& Reeves

# Cornell Square, Nine Elms, SW8

 1 Bedroom  1 Bathroom  Leasehold

Situated on the third floor of a contemporary gated development, this exceptional one bedroom apartment spans 529 square feet (approx.) and has a thoughtfully designed layout. The property features a spacious entrance hall with ample storage, a stylish bathroom and a generously sized bedroom. The principal bedroom benefits from built-in storage and floor-to-ceiling windows. The open-plan kitchen and living area offer a sleek and functional space, complete with high-end appliances and access to a private balcony that spans across the entire flat. Added benefit includes allocated parking.

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 gym and 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.



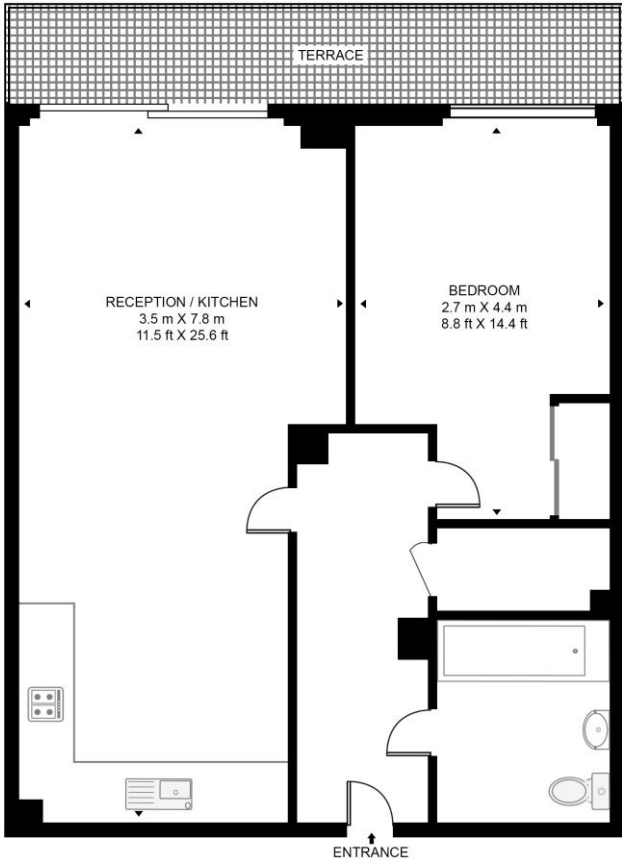


## Property Features:

- One Bedroom
- One Bathroom
- Third Floor
- 529 Square Feet (Approx.)
- Private Balcony
- Concierge
- Gym
- Allocated Parking
- Nine Elms Station - 0.4 Miles (Northern)



**CORNELL SQUARE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 529 SQ.FT (49.2 SQ.M)



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
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:	£350,000
Tenure:	Leasehold Expires 16/02/2133 Approximately 106 Years Remaining
Ground Rent:	£100.00 (per annum) for the year 2025
Service Charge:	£3,600.00 (per annum) to March 2026
Anticipated Rent:	£2,500.00 pcm Approx. 8.6 % Yield

## Viewings:

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

Our reference: NIN250198

T: 020 3282 3700

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W: [www.benhams.com](http://www.benhams.com)

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