



Cornell Square, Battersea, SW8

Offers in excess of: £575,000

 Benham
& Reeves

Cornell Square, Battersea, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the seventh floor of a contemporary gated development, this exceptional two bedroom apartment boasts stunning views and a thoughtfully designed layout. The property features a spacious entrance hall with ample storage, a stylish family bathroom and two generous double bedrooms. The principal bedroom benefits from built-in storage and a modern, well-sized en-suite. The open-plan kitchen and living area provide a sleek and functional space, complete with high-end appliances and access to a private balcony showcasing breathtaking city views.

This popular development is situated on Wandsworth Road which is in close proximity to the brilliant 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:

- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- 722 Square Feet (Approx.)
- South-East facing balcony with city views
- Concierge
- Gym
- Nine Elms Station - 0.4 Miles (Northern)
- Wandsworth Road Rail Station - 0.4 Miles (Windrush)

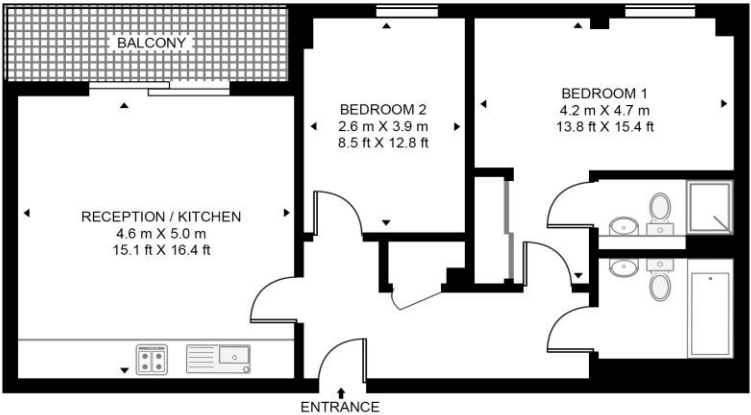


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CORNELL SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA 722 SQ.FT (67.1 SQ.M)



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(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	

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: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

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Tenure: Leasehold
Expires 31/12/2133
Approximately 108 Years Remaining

Ground Rent: £400.00 (per annum)
For the year 2025

Service Charge: £3,980.00 (per annum)
For the year 2025

Anticipated Rent: £2,500.00 pcm
Approx. 5.2 % Yield

Viewings:

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

Our reference: NIN240224

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W: www.benhams.com

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