



Cornell Square, Battersea, SW8

Asking Price: £490,000

 Benham
& Reeves

Cornell Square, Battersea, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the ground floor of a contemporary gated development, this spacious two bedroom apartment boasts 930 square feet and is thoughtfully designed throughout. The property features an entrance hall that leads to an open plan living room and kitchen with floor-to-ceiling windows that lead out onto a private terrace. The principal bedroom benefits from built-in storage and a modern, well-sized en-suite. There is an additional double bedroom with built-in wardrobes. Both bedrooms have access to another private balcony. There is also a spacious family bathroom along the hallway. Added benefit includes parking.

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 and 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:

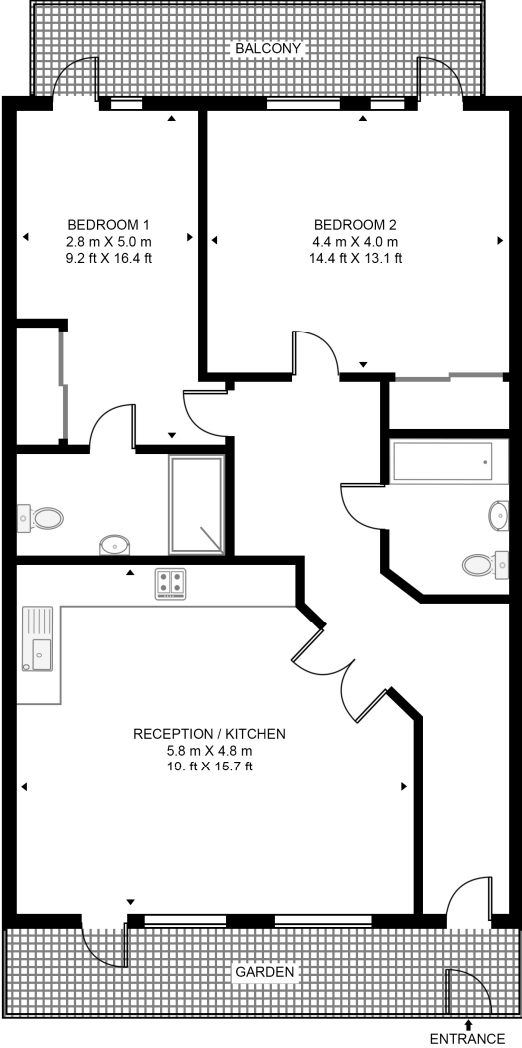
- Two Bedrooms
- Two Bathrooms
- Ground Floor
- 930 Square Feet (Approx.)
- Two Private Balconies
- Concierge
- Parking
- Nine Elms Station - 0.4 Miles (Northern)
- Wandsworth Road Rail Station - 0.4 Miles (Windrush)



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CORNELL SQUARE
 APPROXIMATE GROSS INTERNAL FLOOR AREA 930 SQ.FT (86.4 SQ.M)



GROUND FLOOR

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:	£490,000
Tenure:	Leasehold Expires 29/12/3007 Approximately 982 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£3,950.00 (per annum) approx. for the year 2025
Anticipated Rent:	£2,700.00 pcm Approx. 6.6% Yield

Viewings:

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

Our reference: NIN250223

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

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