



CORNELL SQUARE, LONDON, SW8

Carter Jonas

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A stylish two-bedroom apartment with spacious living and entertaining space, and a generous balcony, with views of Battersea Power Station, Nine Elms and the ever-changing London skyline. The apartment is exceptionally bright and spacious with an additional feeling of space partly due to its generously high ceilings and floor to ceiling windows.

The open plan kitchen/diner/living room is fitted with contemporary units and integrated appliances and benefits from a large balcony, which can be accessed from the living space and bedrooms. The primary bedroom suite has fitted wardrobes and an ensuite shower room. The second double bedroom benefits from wardrobes, and an adjacent contemporary bathroom. The large entrance hall provides a large storage cupboard.

Residents benefit from a 24-hour concierge, stylish contemporary lobby area, a secure allocated store room and a cycle storage area, and communal parts that are both of a high quality and also well-maintained.

Situated on Wandsworth Road, there is a Pure Gym on the ground floor, along with a Tesco-Express. The development is ideally situated for the following transport links: - Nine Elms Underground 0.4 mile, Stockwell Underground 0.5 mile, Battersea Power Station Underground 0.7 mile, Wandsworth Road Overland Services 0.5 mile.

N.B We have employed CGI on images of the bedrooms. Furnishings and décor are not accurate to the property.

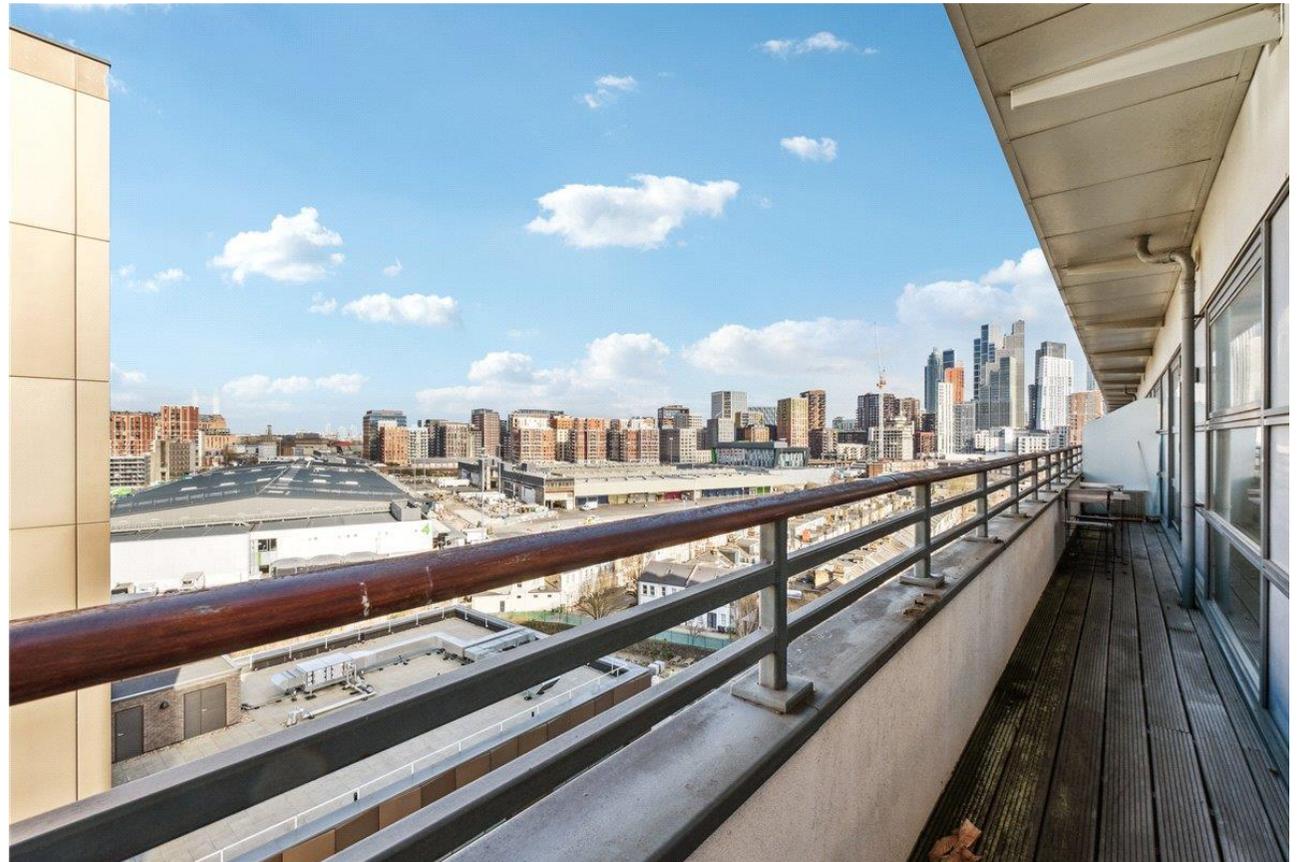
AMENITIES

- Two bedrooms
- En-suite shower room
- Bathroom
- Spacious open/plan kitchen/dining/living room
- Large balcony with fantastic views of Battersea Power Station
- Large entrance hall with storage cupboard
- Gated development
- 24-hour concierge
- Close to Underground and transport links

TENURE Leasehold

LOCAL AUTHORITY London Borough of Lambeth

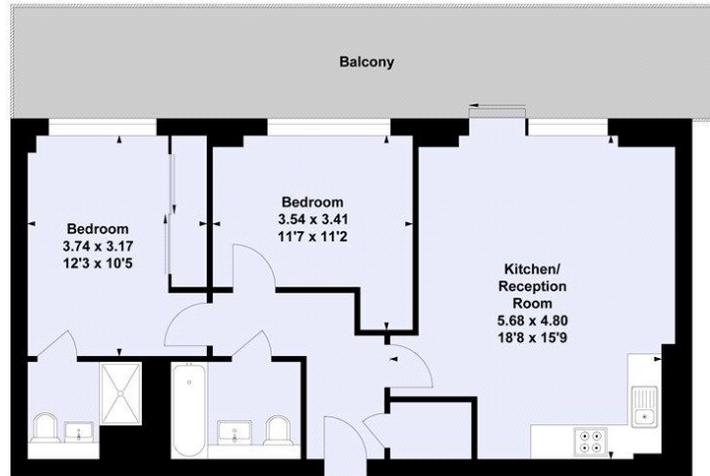
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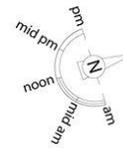
Cornell Square, SW8

Approximate Floor Area = 64.01 sq m / 689 sq ft



Seventh Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	77	78
(65-80)	D		
(49-64)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

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