



Mill Pond Close
London, SW8





This property sounds like an absolute gem! Its prime location near both Nine Elms and Vauxhall Stations makes it incredibly convenient for commuting or exploring the city. The modern gated development adds an extra layer of security and peace of mind.

The inclusion of private allocated parking is a huge plus, especially in a bustling area like this. And with lift access, it ensures accessibility for all residents.

The layout seems thoughtfully designed, with two generously sized double bedrooms, one featuring an en-suite for added convenience. The contemporary bathrooms add a touch of luxury, and the open plan kitchen living room creates a welcoming and sociable space for residents to enjoy. Plus, the balcony running the length of the apartment offers a lovely outdoor retreat, perfect for relaxing or entertaining.

Overall, this property seems to tick all the boxes for both professionals and families alike, offering convenience, comfort, and style in a desirable location.

Furthermore, the modern amenities and features of this property contribute to its appeal. The open plan layout of the kitchen and living room not only enhances the sense of space but also fosters connectivity and interaction among residents and guests.

The balcony adds an element of outdoor living, allowing residents to enjoy fresh air and views of the surrounding area without leaving the comfort of their home. It could serve as a tranquil spot for morning coffee or an alfresco dining area during warmer months.

Additionally, being situated on the second floor offers a balance of accessibility and privacy, away from the street noise yet still connected to the vibrant energy of the neighborhood.

Overall, this property seems to offer a harmonious blend of modern convenience, comfort, and style, making it an attractive option for those seeking a desirable urban lifestyle in London.

- Prime location near Nine Elms and Vauxhall Stations in a modern gated development
- Benefits include private allocated parking and lift access
- Spacious second-floor apartment with two large double bedrooms, one with en-suite
- Contemporary bathrooms and open plan kitchen living room leading to a balcony
- Ideal for both professionals and families, offering convenience, comfort, and style

Asking Price £640,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-95) B		
(69-81) C		76
(55-69) D		
(39-55) E	53	
(21-39) F		
(1-21) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Leasehold 165 years 2 months

Service Charge: £1980 Includes building maintenance and sinking fund

Ground Rent: £0

Local Authority: London Borough Of Lambeth

Council Tax Band: E

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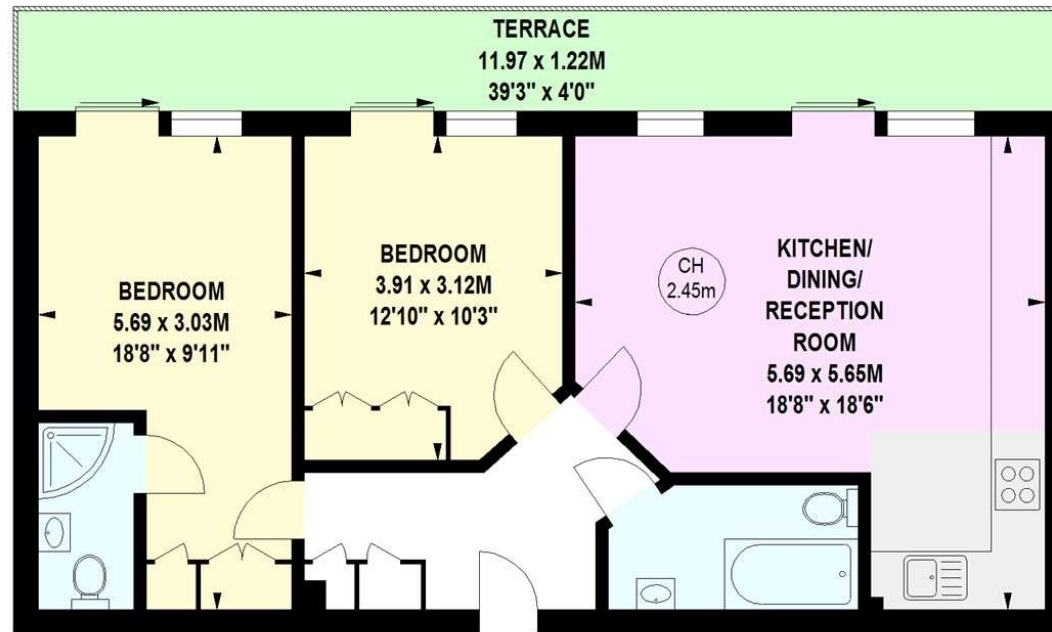
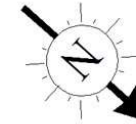
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Approximate gross internal area

68.93 sq m / 742 sq ft

Key :
CH - Ceiling Height



Second Floor

This floor plan is a representation for guidance purposes only, not for valuation.

Any figure is approximate and must not be relied on as a statement of fact.

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