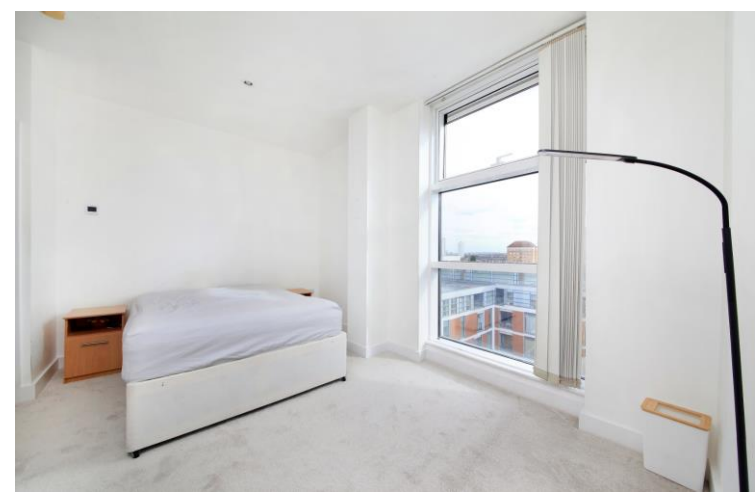
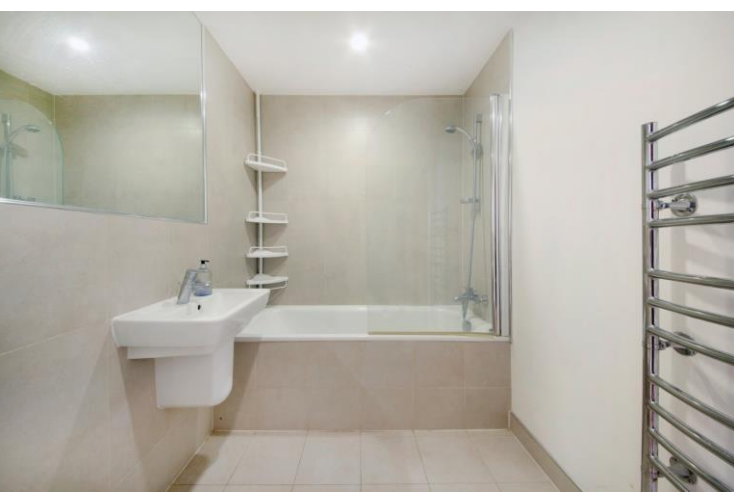




Cornell Square  
London, SW8

CHESTERTONS







Indulge in the epitome of modern elegance with this impeccably designed and contemporary apartment, meticulously crafted to the highest standards. Step into a world of sophistication, where the open-plan fully fitted kitchen seamlessly merges with the inviting reception room, complete with private balcony.

The residence also comprises two generously proportioned double bedrooms, each exuding comfort and style. The primary bedroom boasts an en-suite bathroom, while the second bedroom is complemented by an additional family bathroom.

Cornell Square, a beacon of contemporary living, is strategically located on Wandsworth Road, in close proximity to the bustling hubs of Vauxhall and Stockwell stations. Engulfed by an array of vibrant shops, this modern development offers the perfect blend of convenience and refinement. Moments away from Wandsworth Road Overground station, residents enjoy seamless connectivity. Moreover, the development extends the utmost security and convenience with its 24-hour concierge and secure gated parking facilities, ensuring a lifestyle of opulence and tranquillity.

- Two Bedrooms
- Two Bathroom
- Private Balcony
- Video entry system and under-floor heating
- Concierge

Asking Price £650,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
1-34			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 109 years  
**Service Charge:** £3978  
**Ground Rent:** £400  
**Local Authority:** Lambeth  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

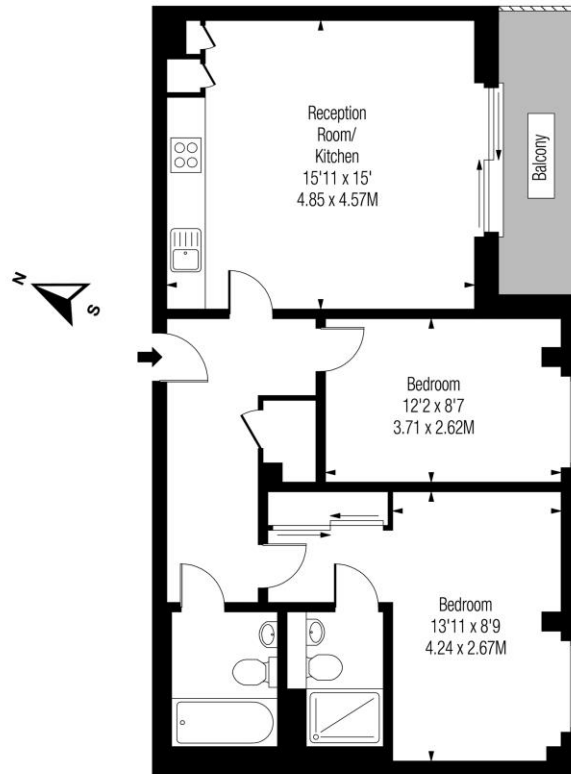
59 Battersea Bridge Road  
 London  
 SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

## Cornell Square, SW8



Seventh Floor

Approx Gross Internal Area **715 Sq Ft - 66.42 Sq M**

Includes Limited Use Area - 7 Sq Ft  
Drawn in accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 51677



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