



## Rundell Tower | Stockwell, SW8



A spacious 2 bedroom apartment in a purpose built building with a concierge within a short walk of 3 tube stations.

This fifth FLOOR (with a lift) property is filled with light and features a large dual aspect open plan kitchen/reception, 2 double bedrooms, a bathroom and a separate toilet. This block has recently undergone a two year external refurbishment with replacement cladding, new windows and roof.

Transport links are excellent and include Oval, Stockwell and Nine Elms tube stations as well as bus links from Clapham Road. The Oval cricket ground and Kennington Park are less than 10 minutes' walk away.

Lease: 93 years remaining. Service charge: £4800pa (INCLUDES HEATING AND HOT WATER). Ground rent: £10 pa. EPC=C. Council tax band: A (Lambeth).

**£285,000**

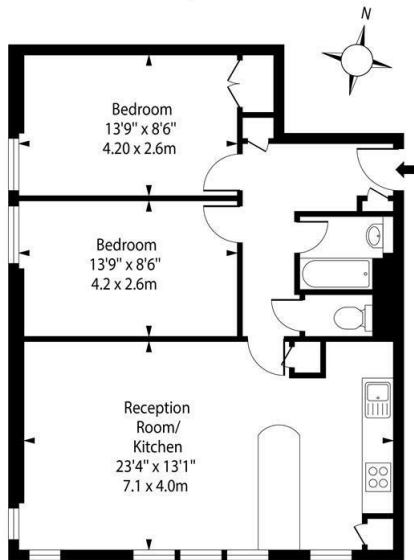
- 2 bedroom apartment
- Very spacious and light
- Concierge
- Excellent location
- Residents permit parking available on application

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.





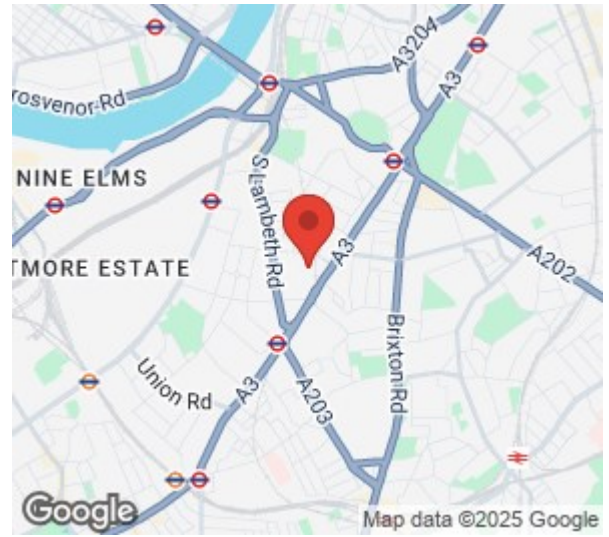
Rundell Tower,  
Portland Grove,  
Stockwell, SW8 1JB



Fifth Floor

Approx Gross Internal Area 682 Sq Ft - 63.4 Sq M

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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