



## Guildford Road, SW8

### £430,000

A bright and spacious three bedroom split level purpose built flat in good condition throughout. Split over the third and fourth floors this property gives a real sense of living in a house and benefits from a separate kitchen, access onto a private balcony and would make a fantastic first time purchase or investment.

Guildford Road is perfectly located within the Lansdowne Gardens Conservation area just a short stroll to the new Nine Elms tube station. There are excellent local amenities including the Canton Arms pub, local shops and cafes. There are unbeatable transport links including many bus services, Stockwell and Vauxhall Stations.

### Features

- Three Bedrooms
- Split Level
- Excellent Location
- Balcony
- Separate Kitchen
- Purpose Built

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Total area (approx.) : 80.2 sq. m (863 sq. ft)  
Total balcony area (approx.) : 6.2 sq. m (67 sq. ft)