



Mill Pond Close
London, SW8





A well present and excellently located apartment near both Nine Elms and Vauxhall Stations.

The layout is 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.

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 neighbourhood. The apartment also comes with a private parking space in the developments gated carpark.

Transport options are close at hand with Nine Elms Northern line station only 0.2 miles away and the multiple underground/mainline station options of Vauxhall just 0.7 miles distance.

- Two bedrooms
- Close to Nine Elms and Vauxhall Stations
- Private allocated parking
- Two bathrooms
- South facing balcony
- Gated development

Asking Price £550,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C		76
55-68 D	53	
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 162 years 9 months

Service Charge: £3,200 pa Incl. building insurance and sinking fund

Ground Rent: Nil

Local Authority: London Borough Of Lambeth

Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

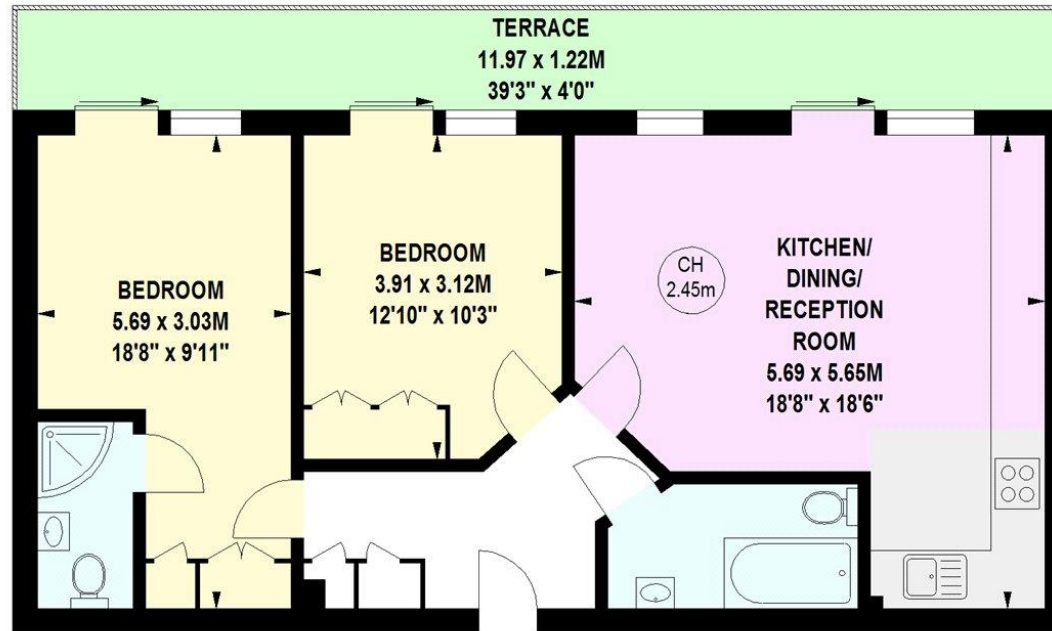
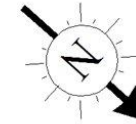
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Approximate gross internal area

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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