

Flat 35, Kemp Court Hartington Road, London, SW8 2BJ

£400,000

Council Tax Band: B



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Set on the 8th floor, this fantastic two-bedroom apartment boasts impressive views and a bright, comfortable living space in a highly sought-after location. Ideally positioned close to the vibrant amenities of Nine Elms, residents benefit from a flagship Sainsbury's, excellent transport links via the Northern Line, and easy access to nearby Vauxhall.

The property is both spacious and stylish, with a well-designed layout that flows beautifully throughout and offers plenty of built-in storage. The accommodation comprises a generous reception room, a bright and well-appointed separate kitchen, two well-proportioned bedrooms, a modern bathroom, and a separate WC.

Just moments from Wandsworth Road, the apartment is perfectly placed to enjoy a wide range of local amenities, including the renowned New Covent Garden Market for fresh produce. Superb transport connections are within easy reach, with Stockwell, Nine Elms, and Vauxhall stations all nearby, providing swift access into the City.



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St Johns Court 19b Quay Street, Manchester, M3 3HN

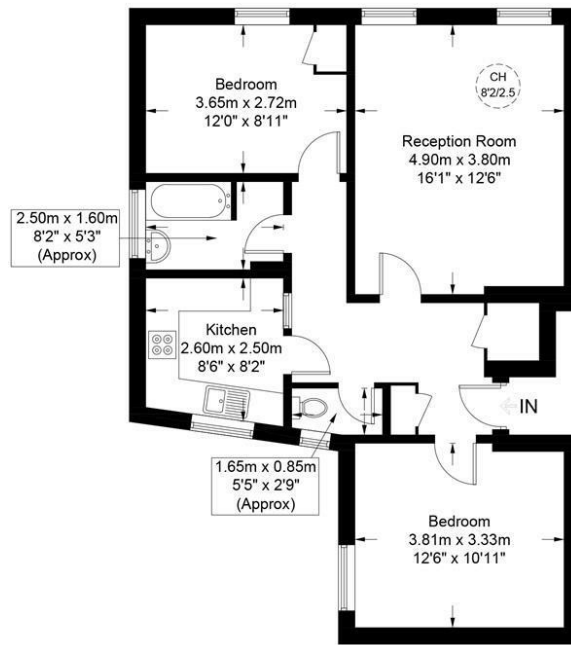
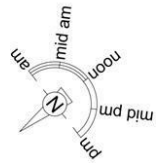
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## Kemp Court, SW8

Approximate Gross Internal Area = 717 sq ft / 66.61 sq m



Eighth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	
EU Directive 2002/91/EC			