



**BATTERSEA & NINE ELMS
ESTATES**



Casson Square, London

Asking Price £1,650,000

Nestled in the vibrant Casson Square, London, this modern apartment offers a delightful blend of comfort and style. With two well-appointed bedrooms, this residence is perfect for individuals or small families seeking a contemporary living space in the heart of the city. The apartment features a spacious reception room, the design is both functional and aesthetically pleasing, ensuring that every corner of the space is utilised effectively.

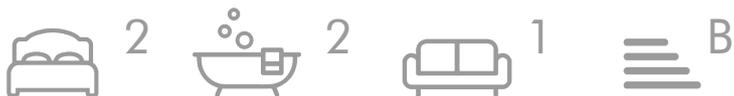
Completed with modern leisure facilities including a swimming pool and state of the art gym. Living in Casson Square means you are surrounded by a wealth of amenities, including shops, restaurants, and excellent transport links, ensuring that everything you need is within easy reach. This property is an excellent opportunity for those looking to embrace city living in a stylish and modern environment. Don't miss the chance to make this apartment your new home.

Approx. 988 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: G (Lambeth Council)

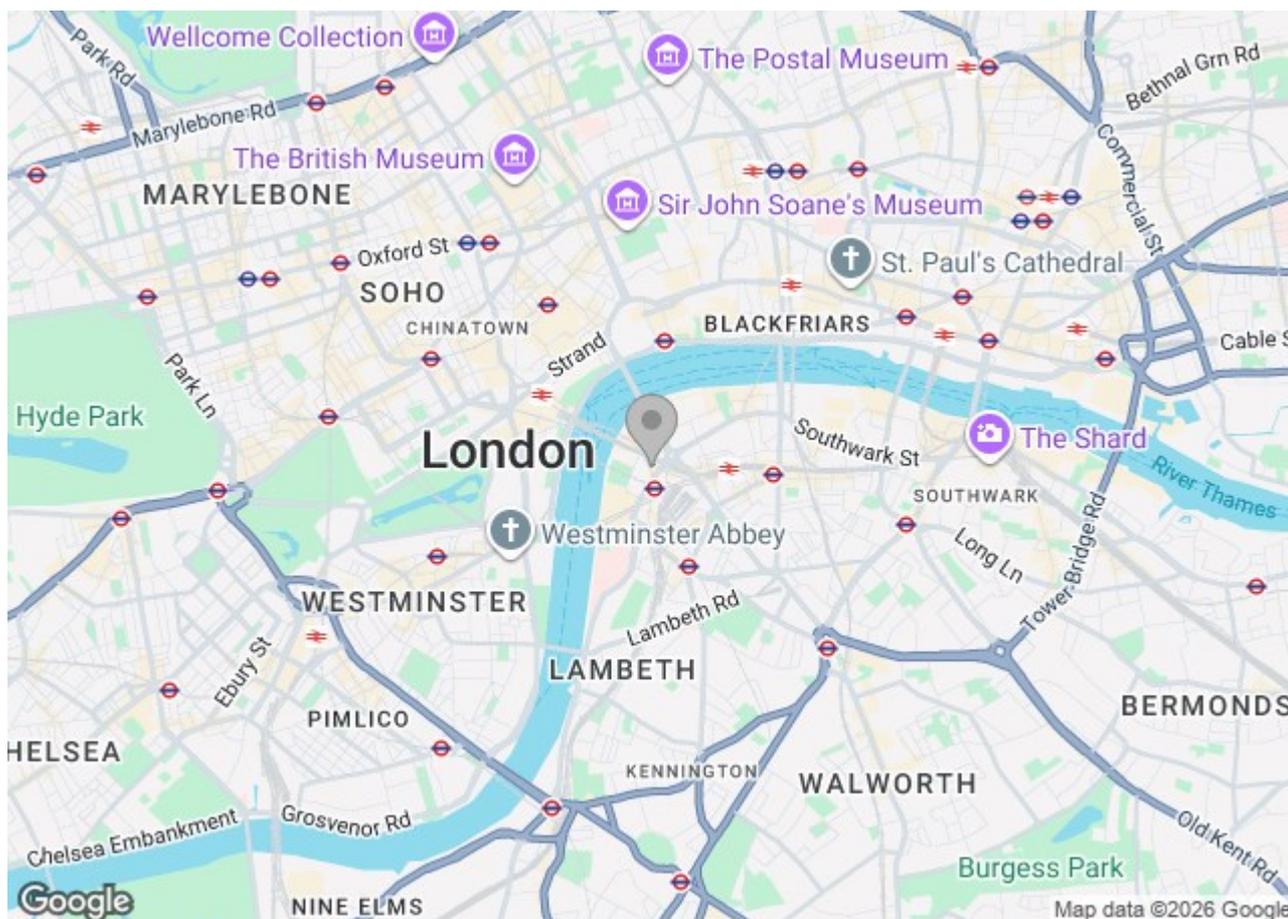
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

Casson Square London

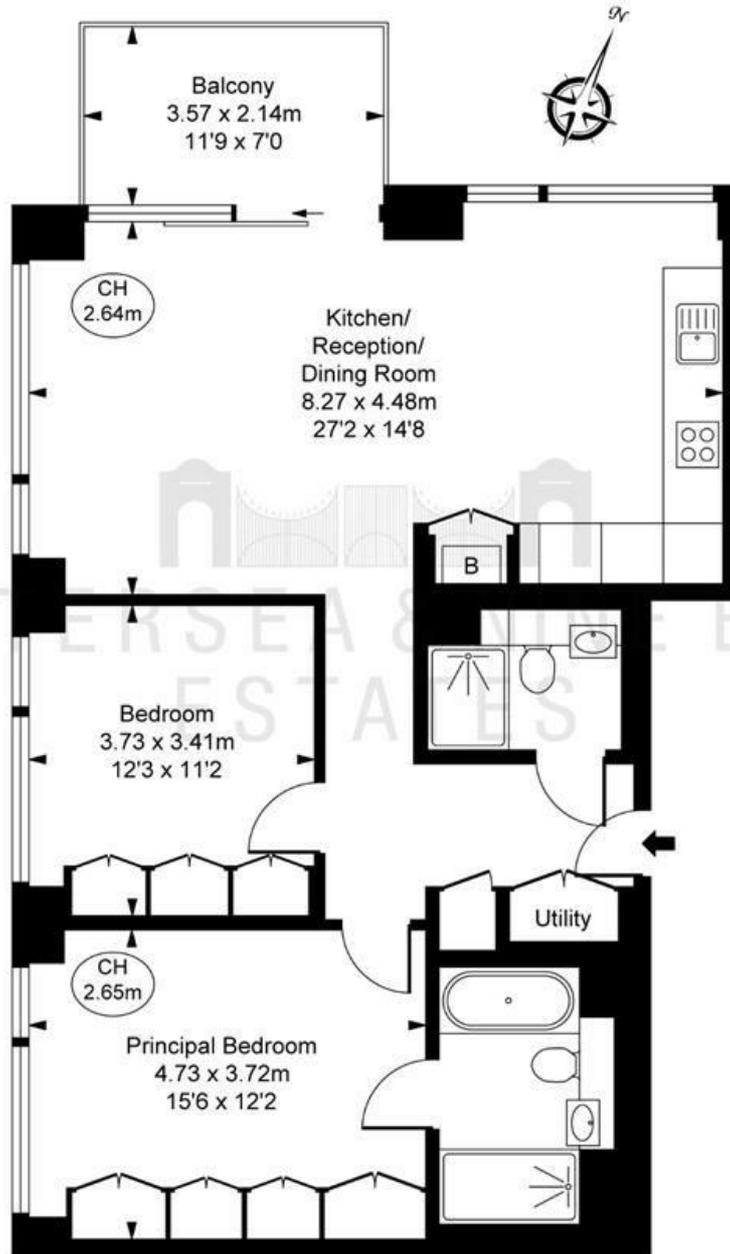


- Two bedrooms
- Residents swimming pool
- Private balcony
- Two bathrooms
- Residents health club & spa
- Residents gymnasium
- 24 hour concierge





Casson Square, SE1
 Approximate Gross Internal Area
91.37 sq m / 984 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) 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		86	86	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	