

Allen Edwards Drive

London, SW8

CHESTERTONS











A well-proportioned two-bedroom third-floor apartment offering approximately 682 sq ft of lateral space.

The property benefits from a spacious reception room, providing an excellent principal living and entertaining space with plenty of natural light. There are two well-proportioned bedrooms, with the principal bedroom offering generous proportions and the second bedroom providing flexibility for guests, a home office or nursery.

The separate fitted kitchen is positioned off the entrance hall, while the property also benefits from a modern family bathroom.

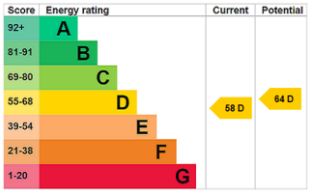
Situated on the third floor, the apartment offers a good degree of privacy and enjoys an elevated position within the building.

Sudbury Court is ideally positioned in this popular SW8 location, close to the open green spaces of Clapham Common, with its wide range of recreational facilities, cafés and restaurants. The surrounding area also offers a fantastic selection of local amenities, with Clapham, Battersea and Vauxhall all within easy reach.

For commuters, the property is particularly well connected. Nine Elms Underground, Stockwell Underground, Wandsworth Road and Battersea Park stations are all accessible from the area, providing a variety of Underground and rail services across London.

- Two-bedroom apartment
- 0.4 miles from Nine Elms Station
- Lease currently being extended
- Close proximity to Larkhill Park
- No chain

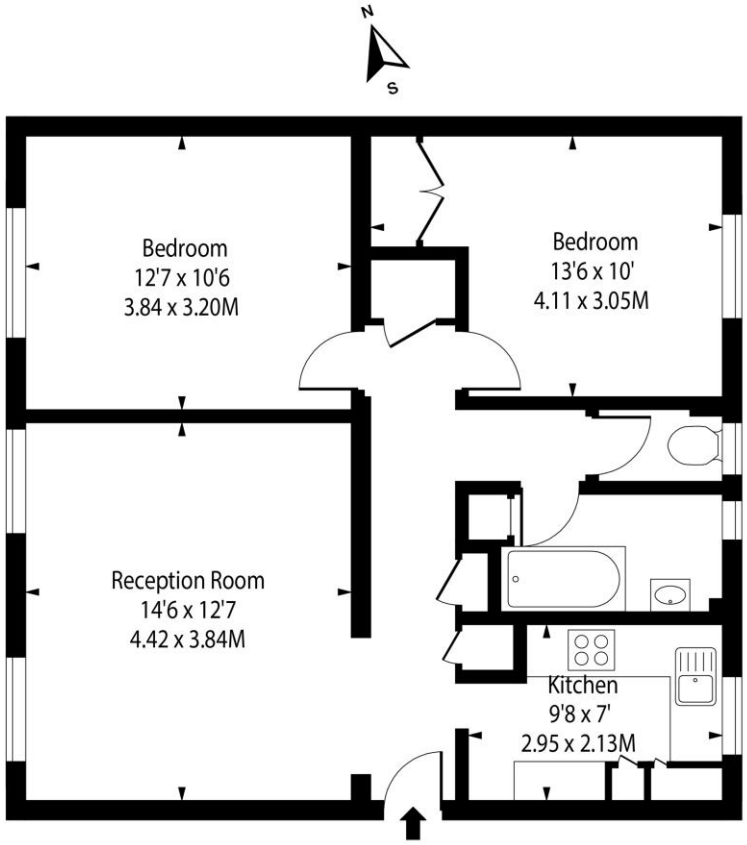
Offers in excess of
£325,000



Tenure: Leasehold 81 years 5 months
Service Charge: £2,532 Per Annum insurance, maintanance, windows
Ground Rent: N/A
Local Authority: Lambeth
Council Tax Band: B

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Sudbury Court, SW8



Third Floor

Approx Gross Internal Area **682 Sq Ft - 63.36 Sq M**

Includes Limited Use Area - 19 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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