



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.

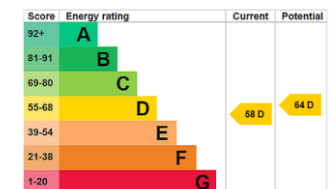
Situated on the third floor, the apartment offers a good degree of privacy and enjoys an elevated position within the building.

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
- Close proximity to Larkhill Park
- No onward chain
- Top floor
- Double Glazing

Offers in excess of
£375,000



Tenure: Leasehold 81 years 6 months – NB: will be sold with new lease of 990 years.

Service Charge: £2,532 pa

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

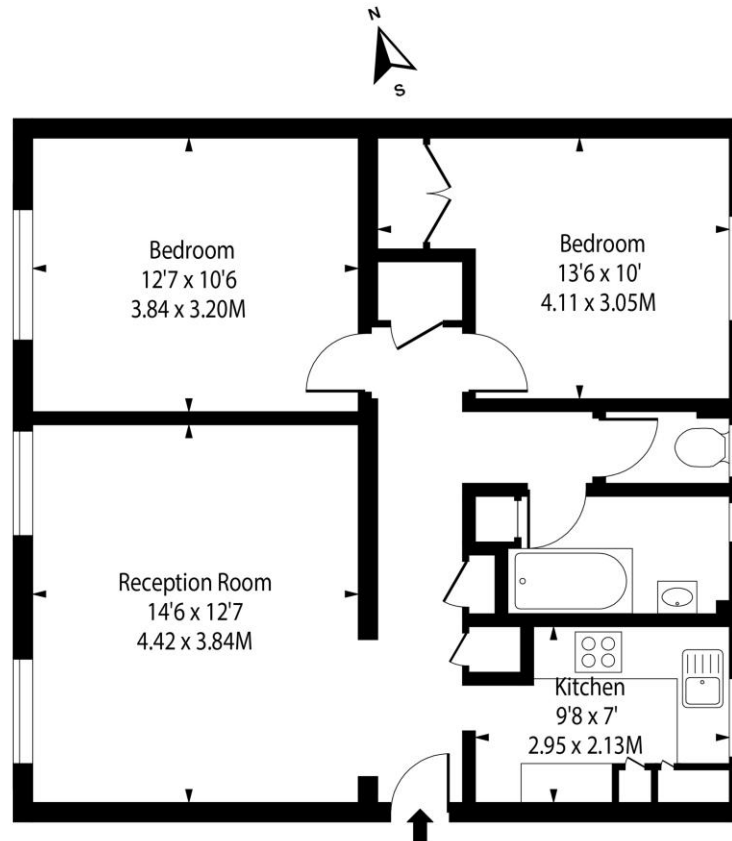
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Sudbury Court, SW8



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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