



3 Cornell Square, Nine Elms
London SW8

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£395,000

EWS1 FORM IS AVAILABLE. A fantastic 1 double bedroom apartment of 509sq.ft (47.30sq.m) for sale on the 3rd floor of this modern development, Cornell Square. This beautiful apartment has been thoughtfully designed to make the most of the space, offering a generous bedroom with BUILT-IN STORAGE, modern open-plan reception room and a generously sized BALCONY offering peaceful courtyard viewings. The property benefits from large floor to ceiling windows with a SOUTH-WEST aspect offering fantastic NATURAL LIGHT in all principal rooms. Kept in pristine condition, the property would make a fantastic London home or Buy-to-Let investment.

Residents at Cornell Square benefit from a 24 Hour Concierge service and is situated on Wandsworth Road which offers a range of local amenities including a Tesco's and Pure Gym on-site. Conveniently located, Residents will have easy access to Stockwell Underground (Northern Line & Victoria Line) and Vauxhall Station (Victoria Line and Mainline Station) and is also a short walk from the new Zone 1 Nine Elms Underground Station due to open later this year that will form part of the Northern Line Extension.

Leasehold: 113 Years Remaining

Service Charges: £1,946.41 per annum

Ground Rent: £350 per annum

- 508sq.ft (47.19sq.m)
- 1 Bedroom
- 1 Bathroom
- Open Plan Kitchen and Modern Integrated Kitchen
- Balcony
- South-West Aspect
- Third Floor
- Chain Free
- EWS1 Form Available
- Close to Upcoming Nine Elms Tube Station (Northern Line Extension Due to Open Q4 2021)

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APPROX. GROSS INTERNAL FLOOR AREA 509 sq. ft / 47.30 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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PROPERTY MARKETING

