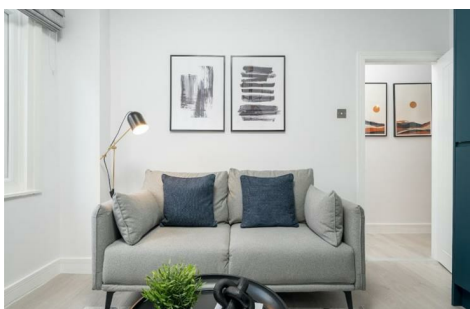


Cowthorpe Road, SW8 4RD

Offers In Excess Of £550,000



A renovated and extended 3 bedroom apartment measuring approximately 710 sq ft located close to Nine Elms underground station.

Enter this ground floor maisonette through its own private front door into accommodation comprising three generously sized bedrooms, two bathrooms and an additional W/C.

The open plan kitchen has plenty of natural light, while the high-spec finish delivers a sophisticated and contemporary living environment.

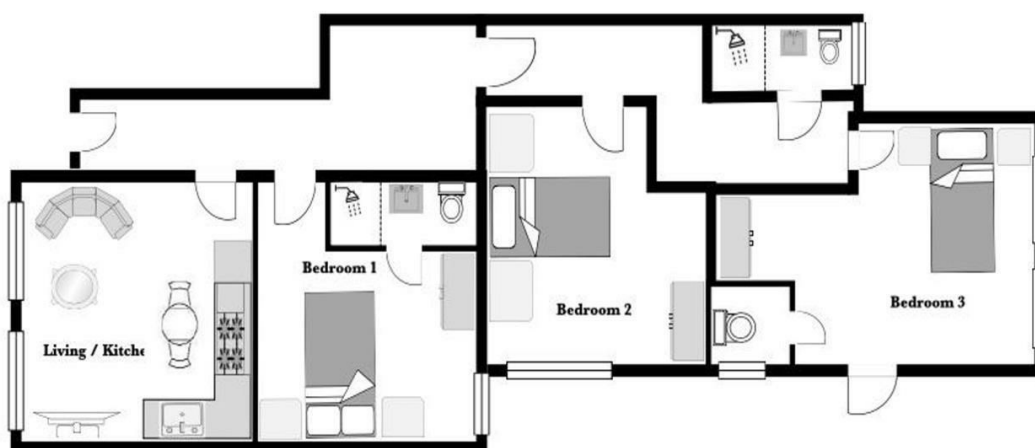
The property benefits from sharing a southwest-facing private rear garden, perfect for entertaining or relaxing.

Cowthorpe Road is a quiet residential road that leads directly onto Wandsworth Road (A3036) providing good transport links across London.

The area also benefits from nearby Larkhall Park, a 6 minutes walk away, which features playgrounds, tennis courts and sports facilities, plus the exciting new shopping destination at Battersea Power Station with its high-end fashion brands, restaurants and entertainment venues.

The property is sold with vacant possession and all furniture is included.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



GIA - 710 sq ft

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms area approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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	
72	76
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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	