

Wynne Road | London, SW9



£320,000
Leasehold

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This wonderfully presented one-bedroom apartment offers bright and modern accommodation, ideal for first-time buyers and professionals. The property features a spacious open-plan kitchen and lounge, a kitchen that provides ample work surfaces and storage.

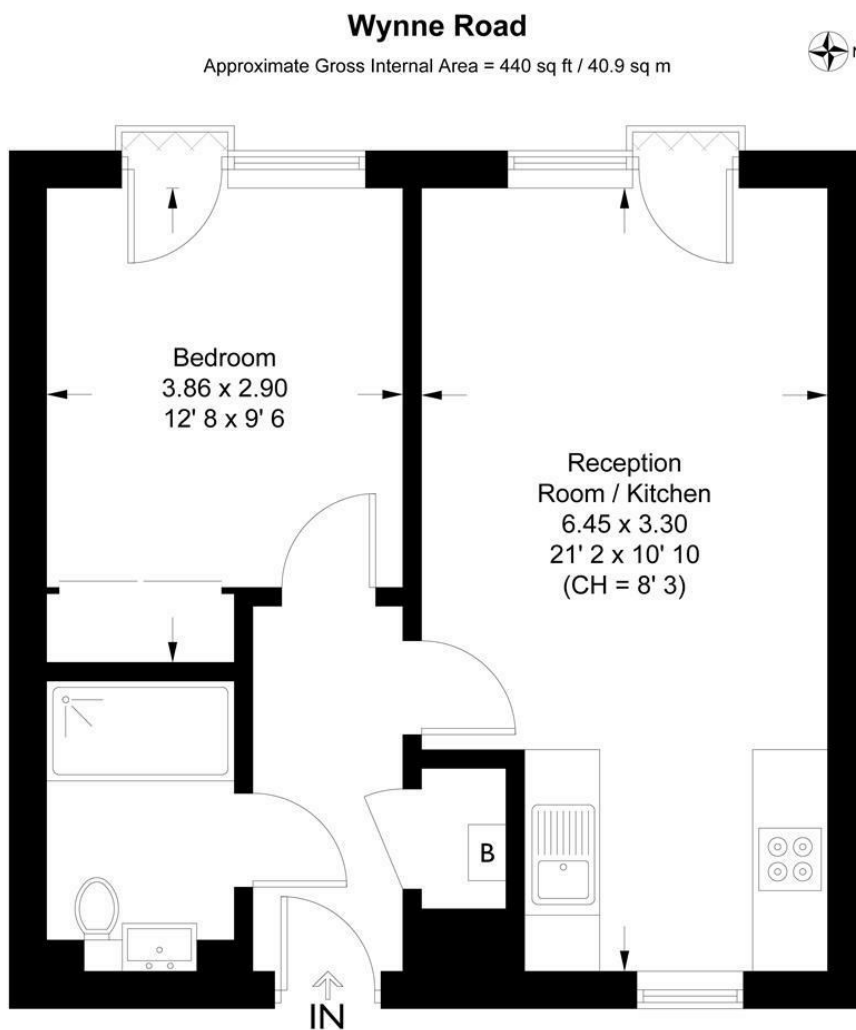
The apartment also benefits from a good sized double bedroom and a modern shower room. There is plenty of light due to the large windows which are double glazed. There is also underfloor heating throughout. This property is set back from the road without any neighbours above making it one of the quietest in the development.

The property is situated in a great location close to local shops and amenities as well excellently located for transport into London with the Victoria Line a 10 minute walk away.

111 years remaining on the lease: Service charge - £1,566: Ground rent - £350

Criteria of buyers for listing:

Months 1-3 of being marketed: live or work in Lambeth, not own a property and earn below £90k



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



Eden Harper
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
0207 274 3111
brixsales@edenharper.com
www.edenharper.com