

Flat

LEASEHOLD



**31 CUMBERLAND  
PLACE, LONDON,  
SE6 1BB**

Offers Over

**£220,000**

FEATURES



**CC GRAY ESTATES**  
— MAKE YOUR MOVE SIMPLE —

# 1 Bedroom Flat located in London

Nestled in the desirable Cumberland Place, London, this bright and airy one-bedroom ground floor flat offers a perfect blend of comfort and modern living. Spanning an impressive 570 square feet, the property was built in 2010 and boasts contemporary features throughout.

Upon entering, you are welcomed into a spacious lounge and dining room, ideal for both relaxation and entertaining. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The modern fitted kitchen is well-equipped, providing a functional area for culinary pursuits.

The double bedroom is a tranquil retreat, complete with a built-in cupboard that offers ample storage space. The flat also features a stylish three-piece bathroom suite, ensuring convenience and comfort for its residents.

One of the standout features of this property is the included parking space, a rare find in London, making it an excellent choice for those who require easy access to their vehicle.

This flat is perfect for individuals or couples seeking a modern home in a vibrant location. With its appealing layout and contemporary finishes, it presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this delightful flat your new home.



This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

Total approx floor area: 567.1 ft<sup>2</sup> (52.7 m<sup>2</sup>)  
Floor Plan: 567.1 ft<sup>2</sup> (52.7 m<sup>2</sup>)

## Floor Plan

Call us on

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<https://ccgrayestates.com/>

## Council Tax Band

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			
England & Wales		75	
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.