



6 Cabanel Place, London  
Nine Elms SE11

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# 6 Cabanel Place, London Nine Elms, SE11

## £1,025,000

Formerly Lilian Baylis School, the Cabanel Place site achieved Grade II listed status in December 2000. Conversion to domestic accommodation achieved numerous peer recognition awards for internationally renowned architects Conran & Partners and developer Henley Homes. At 1334sq.ft. this first-floor apartment is one of the largest within the conservation area of the site, and benefits from many of the features which the listing serves to preserve, such as 2.8m ceilings, floor-to-ceiling and wall-to-wall fully glazed elevations, concrete floor and roof assemblies, and the same generosity of space which former pupils enjoyed. At 7.84m x 7.14m the open plan principal zone incorporates generous living, kitchen, dining and integral office areas, and is enhanced by a 2.2m x 7.8m balcony. A matching 7.8m x 7.2m zone accommodates two bedrooms, two bathrooms, service cupboard and generous reception hall. Bespoke fitted cabinetry is a distinctive feature within the kitchen, living area, office, and principal bedroom. Cited adjacent to the east boundary this apartment enjoys the quietest side of the site and benefits from communal garden and central courtyard views. Communal access is shared with only three other apartments and off-street parking for one car is included. Within Zone 1 and the Central London Congestion Charge Zone this apartment will appeal to those looking for the security of above ground accommodation that's not in a high density block, and who appreciate mid-century architecture, easy pedestrian access to Westminster and the South Bank, and the convenience of Kennington, Vauxhall and Waterloo transport links

Service Charge Approx £2,750pa

Ground Rent Approx £450pa

- 1334 sq.ft
- Secure Parking
- 2 Double Bedrooms
- 2 Luxury Bathrooms
- Large Private Terrace
- Open Plan Reception Room
- Study
- Transport Services at Kennington, Vauxhall, Westminster and Waterloo Within Walking Distance
- Close to Local Amenities

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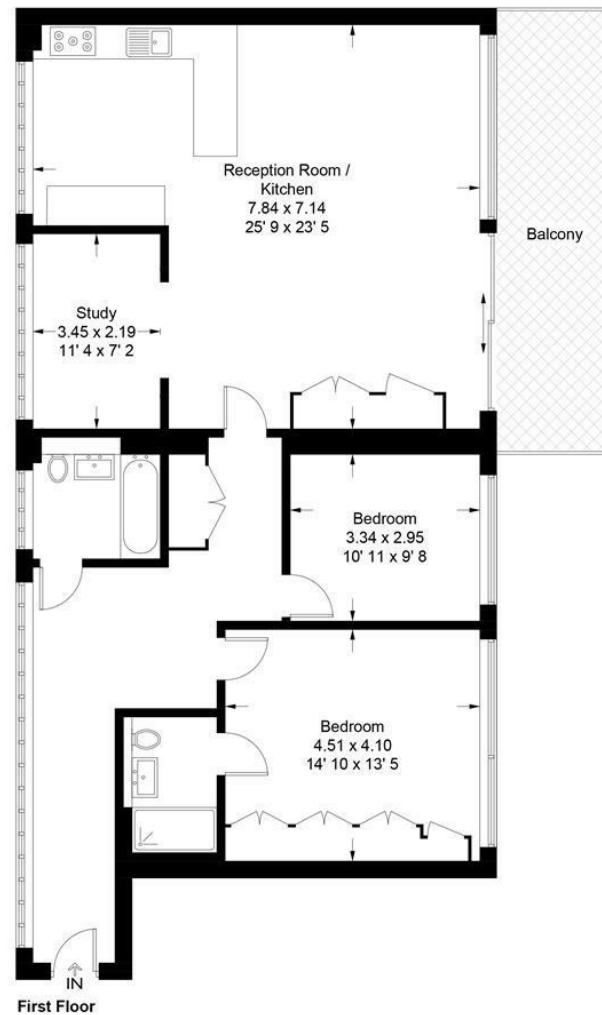
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# Cabanel Place

Approximate Gross Internal Area = 1334 sq ft / 123.9 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice



