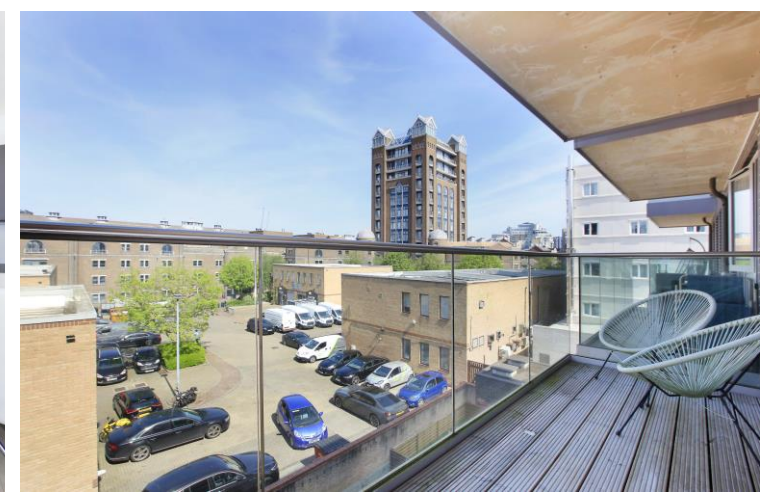




Constance Court
10 Chatfield Road, SW11

CHESTERTONS





We are proud to introduce to the market a modern third floor two-bedroom, two-bathroom apartment located in a recently built secure development within moments of the River Thames.

The immaculately presented and well-balanced accommodation of 845 Sq Ft benefits from generously proportioned rooms and a large west facing balcony.

Enjoying a bright open plan reception space featuring an modern fitted kitchen with under cabinet LED lighting, beautiful flooring, ample space to relax and dine. The principal bedroom is of a good size with fitted storage and en-suite shower room, with a further good sized-double bedroom and family bathroom suite, along with additional storage accessed from the entrance hallway.

Constance Court is a modern recently build development benefiting from secure entrance, bike storage, lift access, communal area and within a short walk of far-reaching transport links at Clapham Junction mainline station and Wandsworth Town station.

- Chain Free
- Modern third floor apartment
- Within moments of the River Thames
- Bright and well-balanced accommodation of 845 Sq Ft
- Open plan reception room with large windows

Offers in excess of
£585,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	85	85
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 993 years 7 months

Service Charge: £2810.62 includes Reserve Fund contribution

Ground Rent: £450

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

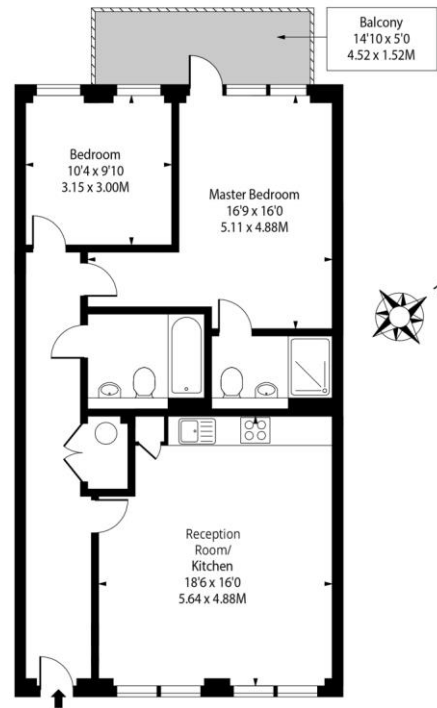
SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Constance Court, SW11



Third Floor

Approx Gross Internal Area **845 Sq Ft - 78.50 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49787

