



Peachey House  
London, SW18





A beautifully presented one bedroom apartment in this modern development a short walk from Clapham Junction and Wandsworth Town station.

The property is finished to a high specification, is offered unfurnished and boasts 620 sq ft of living space and a private balcony.

The School Yard development, Eltringham Street is situated off York Road and close to the excellent shopping in Clapham Junction, Wandsworth Town and Wandsworth Bridge Road. There are also good transport connections from Wandsworth Town mainline station as well as various buses on York Road.

- One bedroom
- First floor apartment
- Excellent location for amenities and transport links
- Finished to a high standard
- 620 sq ft of living & entertaining space

Asking Price £450,000

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100                   | A |         |           |
| 81-91                    | B | 86      | 86        |
| 69-80                    | C |         |           |
| 55-68                    | D |         |           |
| 49-54                    | E |         |           |
| 41-48                    | F |         |           |
| 35-39                    | G |         |           |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 116 years 9 months

**Service Charge:** £2478 per annum

**Ground Rent:** £250 per annum

**Local Authority:** Wandsworth

**Council Tax Band:** D

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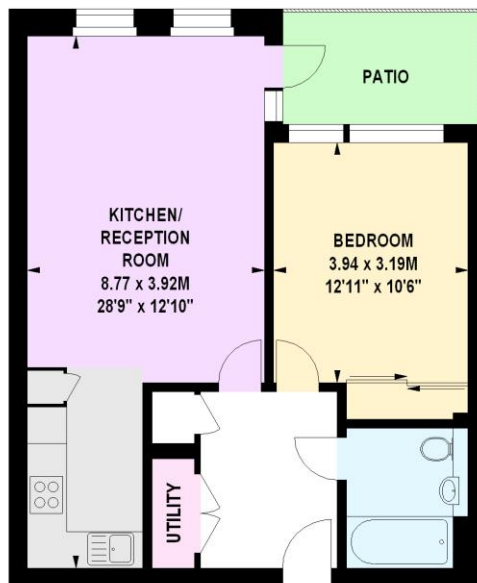
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## Peachey House, SW18

Approximate gross internal area

57.60 sq m / 620 sq ft



### First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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