



Eastfields Avenue
London, SW18

CHESTERTONS





A chic and desirable two bedroom, two bathroom modern apartment with wood floors and doors out to the private balcony with views of the river.

3 Eastfields Avenue benefits from excellent on site security and concierge service, in addition to a gymnasium and swimming pool, plus secure underground parking in which the apartment has a designated space (available via separate negotiation).

Located on the banks of the River Thames, this ever popular development is moments from the green open spaces of Wandsworth Park, local amenities of Wandsworth Town Centre and Putney High Street.

Wandsworth Town station (0.4 miles) provides regular overground services to London Waterloo and Clapham Junction, whilst East Putney station (0.7 miles) enables easy access to City via the District Line.

- Two double bedrooms
- Modern riverside apartment
- River view from balcony
- Swimming pool and gym
- Lift and porter
- Underground parking available (via separate

Asking Price £600,000

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

Tenure: Leasehold 987 years 3 months

Service Charge: £6,917 per annum, reviewed yearly, paid twice yearly January and July. Includes: Estate office costs, staff costs for concierge desks and building maintenance staff, utilities, maintenance and services, reserve fund contributions and leisure centre rent.

Ground Rent: £500 per annum, paid in January rises

Local Authority: Wandsworth

Council Tax Band: F

Chestertons Wandsworth Sales

11 Huguenot Place

Wandsworth

London

SW18 2EN

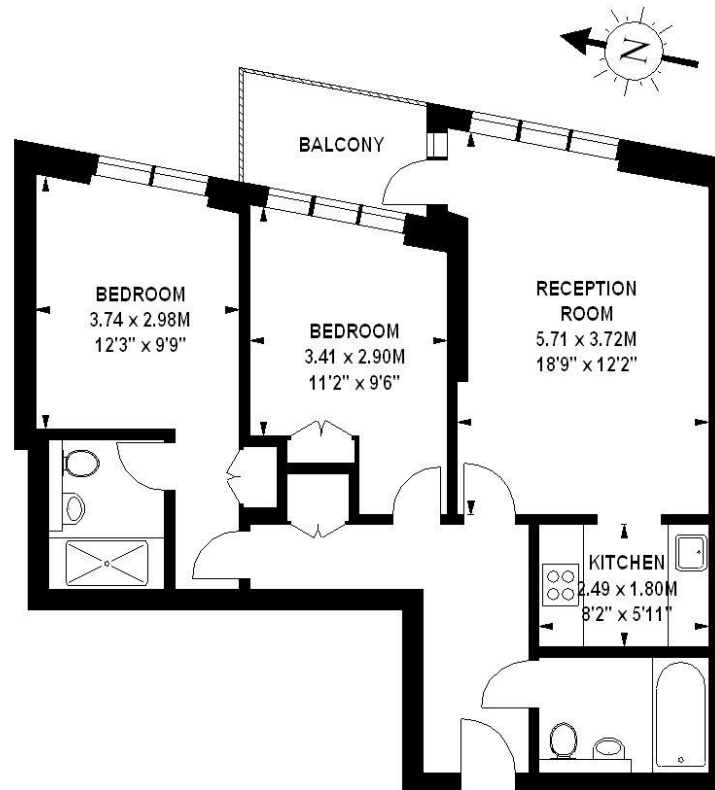
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Eastfields Avenue, SW18

Approximate gross internal area

69.21 sq m / 745 sq ft



Third Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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