



St. Ann's Park Road
London, SW18

CHESTERTONS





A gorgeous two double bedroom garden apartment benefitting from its own front door and polished feel throughout. Upon entering the property, you have a welcoming hallway with an abundance of storage.

The kitchen/reception room is the ideal space to relax on an evening or entertain guests, boasting bespoke cabinetry, feature period fireplace and views onto the well-groomed private garden. The contemporary kitchen boasts wall to wall fitted base and wall units plus appliances.

To the front of the property you have a lovely main bedroom, which boasts wall to wall built in wardrobes. There is a modern bathroom with access to an expansive storage cupboard. The second bedroom is currently set up as a home office but it can easily accommodate a double bed.

One exciting feature is the scope to extend, subject to the usual planning permissions, but there is a precedent in the area to do this. The apartment had previous approved planning permission to do a rear extension, which has since lapsed.

St Ann's Park Road is a peaceful residential road in Wandsworth, close to a number of excellent schools and located moments from Old York Road and Southside Centre. The leafy Wandsworth Common is a few minutes walk away as is the open spaces of King George's Park. The apartment is well connected for bus and rail links, with Wandsworth Town station nearby, giving access to Waterloo and Clapham Junction.

- Period Features
- Own Front Door
- Elegantly Designed
- Private Garden
- Scope to Extend STPP
- Excellent bus and rail links nearby

Offers in excess of
£650,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78
EU Directive 2002/91/EC			

Tenure: Share of Freehold c.a. 998 years

Service Charge: £1800 - The service charge covers the annual buildings insurance £667 per flat. The remainder of the service charge is collected into a sinking fund, which contributes towards managing the building

Ground Rent: £0

Local Authority: Wandsworth

Council Tax Band: C

Chestertons Wandsworth Sales

11 Huguenot Place

Wandsworth

London

SW18 2EN

wandsworth@chestertons.co.uk

0208 104 7530

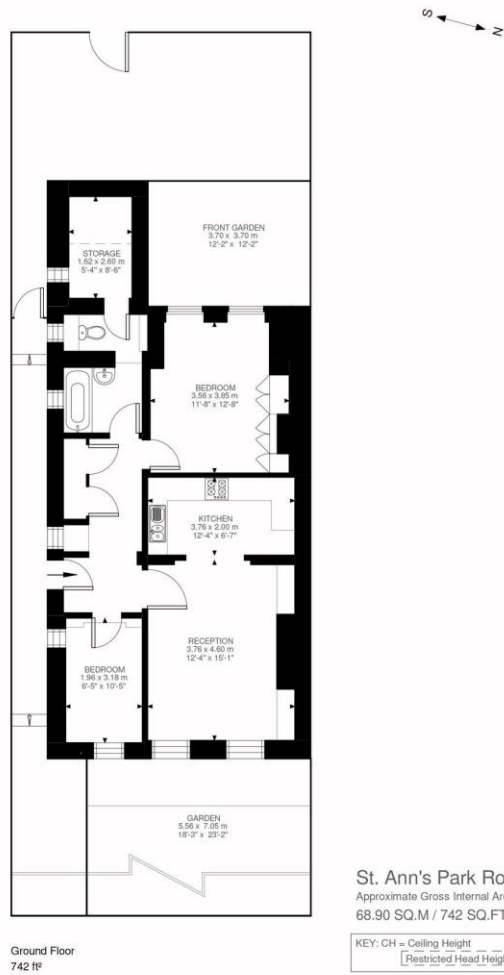


Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
 100% recyclable