



Simrose Court  
London, SW18

CHESTERTONS







This property is immaculately presented and modern, boasting a large open-plan living room and dining area, ideal for entertaining guests; The very large master bedroom offers ample space and comfort, while all bedrooms benefit from great sunlight from the rear of the property.

Security is ensured with CCTV and key fob main entrance access. Conveniently located within walking distance to King George's Park, Wandsworth Park, and the scenic River Thames, residents can enjoy the outdoors effortlessly.

Superb transport links via the Overground from Wandsworth Town and District Line trains from East Putney, along with local bus routes servicing Clapham Junction, make commuting a breeze. Additionally, the property's proximity to Southside Shopping Centre, along with a variety of great restaurants, bars, and pubs, offers residents a vibrant and diverse lifestyle.

- Upper Floor Apartment
- 2 Bedrooms
- 1 Bathroom
- 1 Reception
- Modern

Asking Price £550,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	81	81
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold  
**Service Charge:** £1700  
**Ground Rent:** £200  
**Local Authority:** Wandsworth  
**Council Tax Band:** D

*Chestertons Wandsworth Sales*

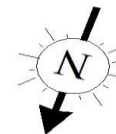
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Approximate gross internal area

65.03 sq m / 700 sq ft



Key :  
CH - Ceiling Height



## Third Floor

This floor plan is a representation for guidance purposes only, not for valuation.  
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