



Dutch Yard  
Wandsworth High Street, SW18

CHESTERTONS





A luxury apartment with two double bedrooms, two bathrooms, separate cloakroom and an impressive open-plan kitchen and living room space.

Vendor advises the following:

The entrance into the flat includes high ceilings with beautiful polish-plastered walls and factory finished framed cross veneered oak doors, LED lighting throughout. The flooring is reclaimed quarter sawn oak strips framed with extra wide strips in corridor and living room. The property has under floor heating throughout. There is an integrated sound system with recessed speakers in every room and built in wardrobes and bed with hidden tv section where you can add the mechanism.

The high end bespoke interiors continue in the contemporary kitchen with its combination of satin-sprayed cabinets and Italian marble surrounded in a dark oak veneer frame. The flat will be sold with the high end integrated appliances (Miele, Smeg & Bosch), built in furniture and window fittings. The open-plan design of the kitchen and living room is superb for entertaining. There is a built in AV unit and working station.

All windows in the apartment are triple glazed 44mm thick solar glass with Argon gas in both cavities benefiting from both superb sound insulation and energy performance. These slide open to reveal two Juliet balconies.

Both double bedrooms are finished in keeping with the sleek, luxury theme. They include bespoke built in wardrobes, and designer beds with intelligent storage and option for integrated television.

The two bathrooms are fitted with Italian marble, bespoke vanity units & mirrored fronted medicine cabinets and designer sanitary ware including Villeroy & Boch sinks, Crosswater taps & rain shower heads. One has a bath with small rain shower head and one a walk-in shower with 600mm x 300mm rain shower head fitted to the ceiling. There is also a guest cloakroom decorated with designer wallpaper in upper section and dark timber panelling in lower section around the basin. Ceiling height is 2.6m

Flat has wide oak flooring boards of 260mm in living room and entrance corridor plus cloakroom and bedroom floors are finished with "framed" reclaimed quarter sawn English oak.

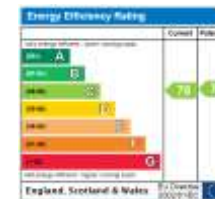
All flats in Mediterranean House can apply for parking permit.

The property will be sold with a new lease and one year ground rent and service charge included.

Situated in central Wandsworth, the flat is just metres away from Southside Shopping Centre, with a huge range of amenities on your doorstep, as well as excellent bus links. Wandsworth Town Station and East Putney tube station are both close by.

- Spacious loft style apartment
- Two double bedrooms
- Two bathrooms and further cloakroom
- Kitchen/living room
- Utility room

Asking Price £719,950



Tenure: Leasehold 125 years  
Service Charge: £4196.31  
Ground Rent: £300  
Local Authority: Wandsworth  
Council Tax Band: E

*Chestertons Wandsworth Sales*

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Mediterranean House,  
Dutch Yard,  
Wandsworth High Street, SW18

Approximate Gross Internal Area  
95.73 sq m / 1,030 sq ft

( CH = Ceiling Heights )



First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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