



Aspley Road
London, SW18

CHESTERTONS





A beautifully presented one bedroom flat within this attractive period building close to Wandsworth High Street, and offered with no onward chain.

Finished to a high standard throughout, the property offers a large double bedroom with bay window and bright double aspect, a spacious reception/dining room and a modern kitchen. There is also the potential to create a private roof terrace subject to the usual consents. The property is just moments from central Wandsworth along with easy access to both Wandsworth Town station and Clapham Junction.

Vendor advises the following:

The property is on the raised ground floor, but as house is on slope, it is like first floor (looking from the rear of the property). Additional features include Mahogany traditional box sash windows, traditional 4 panel solid Mahogany doors including entrance door with Mahogany door frames & architrave, kitchen with integrated fridge/freezer, dishwasher, boiler, hob & extractor, oven. Kitchen w/top and splash back black granite with under mounted sink and drainage groves. Terracotta tiles to kitchen floor with border line, marble and painted glass in bathroom, carpet in entrance corridor, bedroom and living/dining, washing machine/dryer & hot water cylinder under stairs. Window in bedroom has original window shutters (working). New intercom entry system installed at end of 2022.

Can apply for on street parking permit.

- 1 Bedroom
- 1 Bathroom
- Period
- End of Terrace
- Ground Floor

Asking Price £499,950

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-89 | B | | |
| 72-80 | C | | |
| 69-71 | D | 63 | 72 |
| 55-68 | E | | |
| 49-54 | F | | |
| 35-48 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 125 years
Service Charge: £1349.3
Ground Rent: £150
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Wandsworth Sales

11 Huguenot Place
 Wandsworth
 London
 SW18 2EN

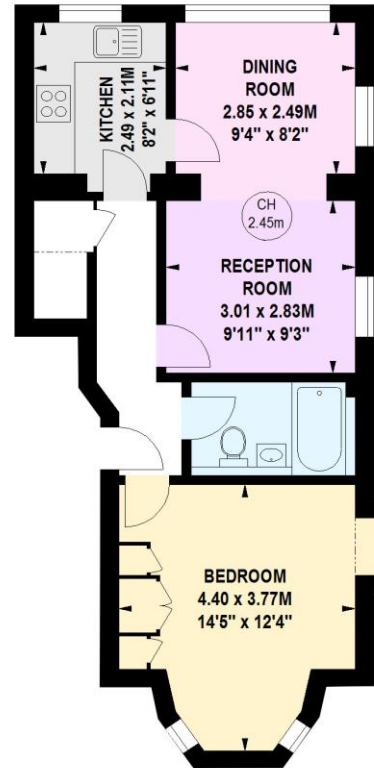
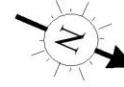
wandsworth@chestertons.co.uk
 0208 104 7530

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Approximate gross internal area

50.07 sq m / 539 sq ft

Key :
CH - Ceiling Height



Raised Ground Floor

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