



Aspley Road  
London, SW18

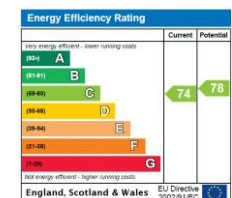
CHESTERTONS



A spacious four bedroom, four bathroom split level apartment in a sought after tree lined road. The vendor advises the following:  
 Full refurbishment was completed in 2002, including new roof (Spanish slate and leadwork and new velux windows, brick cleaning and pointing and external decoration.)  
 Internally all was stripped to the joists, done new sound and impact insulation between joists, new plumbing and electrical including data (CAT 6) cabling in each room.  
 Over existing floorboards (which were put back) is 18mm plywood over which is 10mm rubber matting over which is 20mm engineered oak strip floor (white oil finish).  
 All windows are refurbished (originally were double glazed units in Mahogany frames) and replaced all ironmongery with solid brass.  
 Each bedroom has new shaker style fitted joinery (wardrobe, bedside tables or headboard where lamp could be positioned), computer writing desk with open shelving as well in fireplace "openings" are shelves covered with two doors and mahogany framed.  
 Skirting throughout the flat is Mahogany, oil finish. In the stairwell is original mahogany handrail with painted bannisters. On the walls, we have dado and picture rails (painted) except on the stairwell which is mahogany dado rail.  
 The flat has four bathrooms (three are ensuite) in bedrooms 1, 2 and 3 plus one on half landing (between 1st and 2nd floor). Bathrooms are done with fibreglass waterproofing (floor and walls) over which is brick tiles.  
 All sanitary ware is new with soft closing toilet seats, shower with large shower head and handset, baskets for shampoos, recessed medicine cabinets above the basin.  
 All bathrooms have electrical underfloor heating (under tiled floors) plus each has a towel rail connected to the central heating.  
 Each bathroom has a powerful extractor fan plus LED lighting. LED lighting is throughout the flat.  
 Smoke alarms are in each bedroom plus in three places of the stairwell plus a heat detector in the kitchen.  
 Kitchen is bespoke made with integrated appliances (fridge/freezer, hob, oven, cooker hood, dishwasher) plus undermounted sink with 20mm stone over and recess drainage.  
 In the dining room, the joinery is incorporated with another full height fridge with washing machine and dryer (two separate machines on top of one another) plus next to it is new boiler 43KW with 250L Megaflor (pressure hot water cylinder) and water softener fitted over bespoke "trough" to prevent any potential leaks. Below the "trough" is chest of drawers.  
 Reception room includes large AV unit/built in book case.  
 The floor in the kitchen and dining room is fitted with Electrical underfloor heating.  
 The staircases were refurbished and provided with 6mm 'regupol' (sound insulation) then 15mm underlay and 12mm carpet, so footsteps are not heard.  
 All fitted and loose furniture is part of the sale price.  
 New intercom system (possible to connect to smart phone).  
 Please Note: No maintenance, gardening or cleaning is part of the service charge, but building is refurbished in end of 2022 and no maintenance will be needed at least for additional several years.

- Period apartment
- Split level
- Four bedrooms
- Four bathrooms
- Kitchen and separate dining room
- Spacious reception room

Asking Price £899,950



**Tenure:** Leasehold  
**Service Charge:** £2870.34  
**Ground Rent:** £150 Please Note: No maintenance, gardening or cleaning is part of the service  
**Local Authority:** Wandsworth  
**Council Tax Band:** E

**Chestertons Wandsworth Sales**

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# Aspley Road, SW18

Approximate gross internal area

136.66 sq m / 1471 sq ft

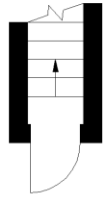
(Including Eaves Storage)

Eaves Storage

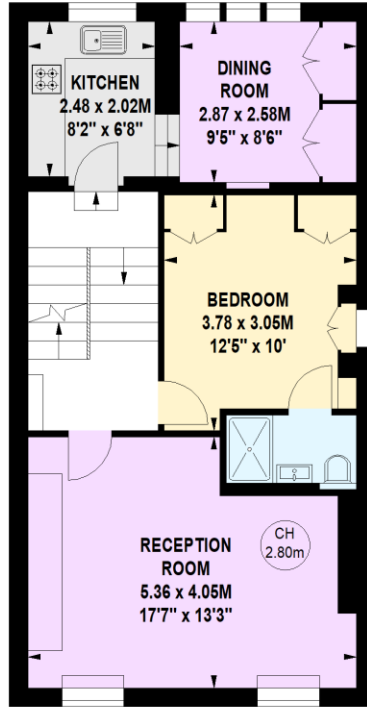
8.64 sq m / 93 sq ft



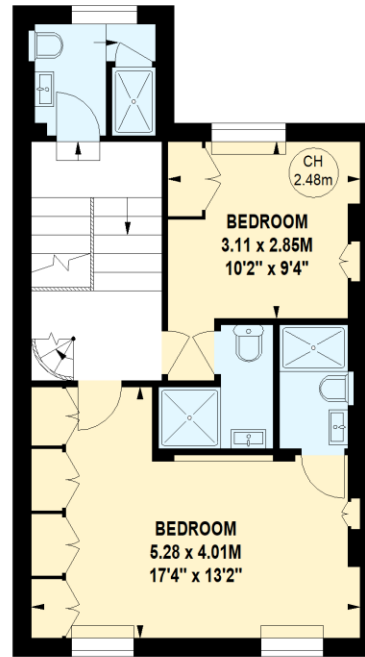
Key :  
CH - Ceiling Height



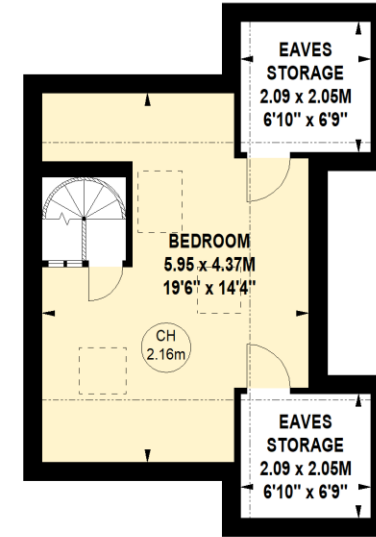
Ground Floor  
Entrance



First Floor



Second Floor



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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