



Knoll Road
Wandsworth, SW18

CHESTERTONS





A beautifully presented first floor split level Victorian conversion flat located on a quiet residential road in the heart of Wandsworth. The property comprises a bright reception room with space for dining which is open plan to a modern kitchen with breakfast bar, a master bedroom with en-suite bathroom, a further double bedroom and modern bathroom. Knoll Road is a short stroll from East Hill which offers excellent transport links to central London and beyond. Wandsworth Town and The Tonsleys are famous for their vibrant and bustling cafes, restaurants, bars and shops which are just moments from this charming property.

- First floor split level Victorian conversion
- Bright reception room with space for dining
- Modern kitchen with breakfast bar
- Master bedroom with en-suite bathroom
- Further double bedroom
- Modern bathroom

Asking Price £650,000

Energy Efficiency Rating		Current	Potential
100-91	A		
81-91	B		
61-81	C		72
41-61	D	54	
21-41	E		
1-21	F		
1-10	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 106 years 3 months
Service Charge: TBC
Ground Rent: TBC
Local Authority: Wandsworth Council
Council Tax Band: D

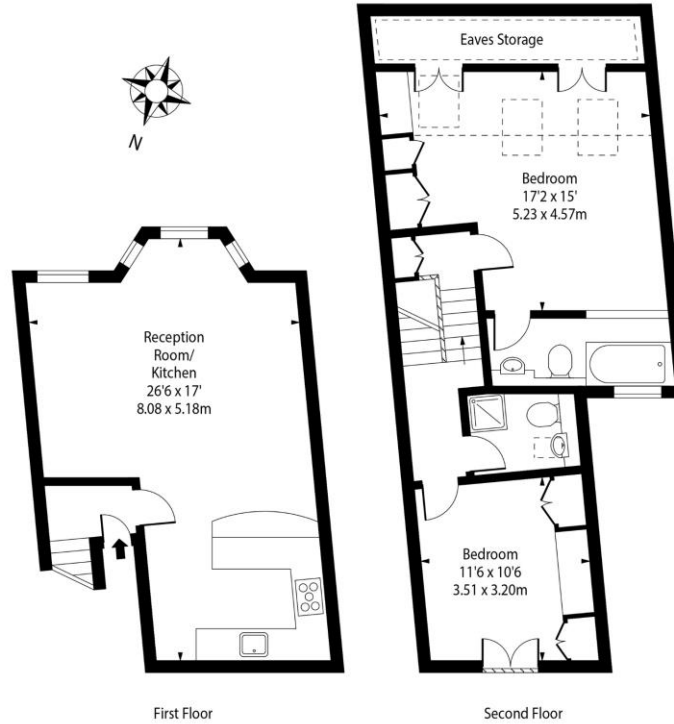
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Approx Gross Internal Area **962 Sq Ft - 89.37 Sq M**

(Includes Limited Use Area - 123 Sq Ft)

Drawn in accordance with **IPMS 3B: Residential**

For Illustration Purposes Only - Not to Scale

Ref: No. 50136

