



Quinnell House
200 St. Ann's Hill, SW18

CHESTERTONS





This stunning ground floor apartment boasts two well-appointed bedrooms, two bathrooms and an abundance of storage and is ideal for a small family, or professionals looking for a comfortable living space. The spacious open plan living area provides a peaceful setting to unwind after a long day, while the modern kitchen with marble work tops is equipped with high-quality appliances. With its elegant décor, this apartment exudes character and charm and offers a delightfully large private garden, perfect for relaxing or entertaining guests. The current owners have previously acquired permission from the freeholders to extend the living accommodation into the garden STPP. This peaceful street is just minutes away from Wandsworth Town and the Southside Centre, making it an ideal place to call home.

- Modern ground floor apartment
- Two double bedrooms
- Two bathrooms (one en suite)
- Spacious reception room with dining space
- Modern kitchen and bathrooms
- Large secluded private garden

Asking Price £735,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	80	80
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 111 years 7 months

Service Charge: £1500

Ground Rent: £350

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

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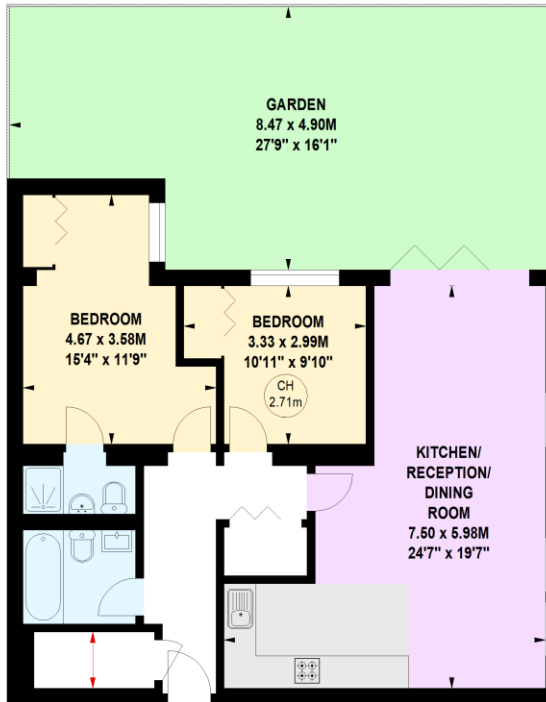
0208 104 7530

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Approximate gross internal area

79.8 sq m / 859 sq ft

Key :
CH - Ceiling Height



Ground 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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