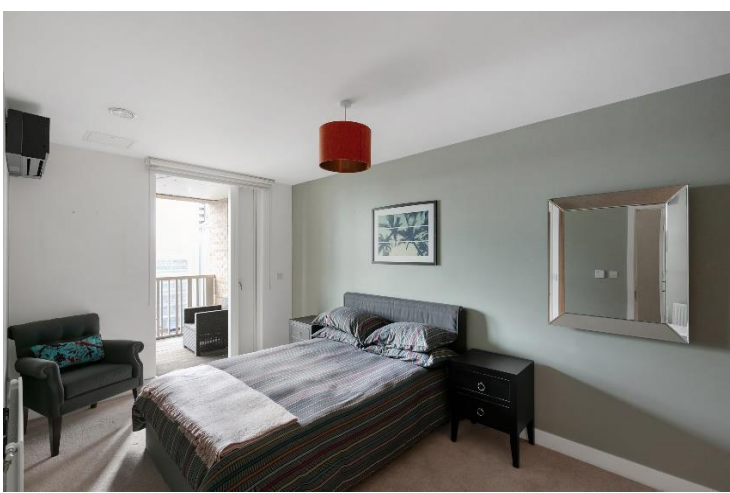




Wandsworth High Street  
London, SW18

CHESTERTONS







A gorgeous three bedroom, two bathroom, top floor apartment situated in a modern development in the heart of Wandsworth Town.

The property offers over 1200 sq. ft. of living and entertaining space boasting an open plan kitchen / reception room with direct access to a private balcony offering sweeping views of London along with further balconies off the bedrooms and multi aspect windows throughout the apartment providing plenty of natural light.

The development also benefits from a maintained communal garden, secure gated entrance and bike storage facilities.

Lyon House is conveniently located close to Southside Shopping Centre, giving access to an array of shops restaurants and bars. There are also excellent bus links and overground links from Wandsworth Town station and underground links for East Putney station. Furthermore, there are multiple green spaces nearby including Wandsworth Park and King Georges Park.

- Three Double Bedrooms
- Open Plan Living
- Top Floor
- Sweeping Views
- Private Balconies
- Communal Garden

Asking Price £850,000

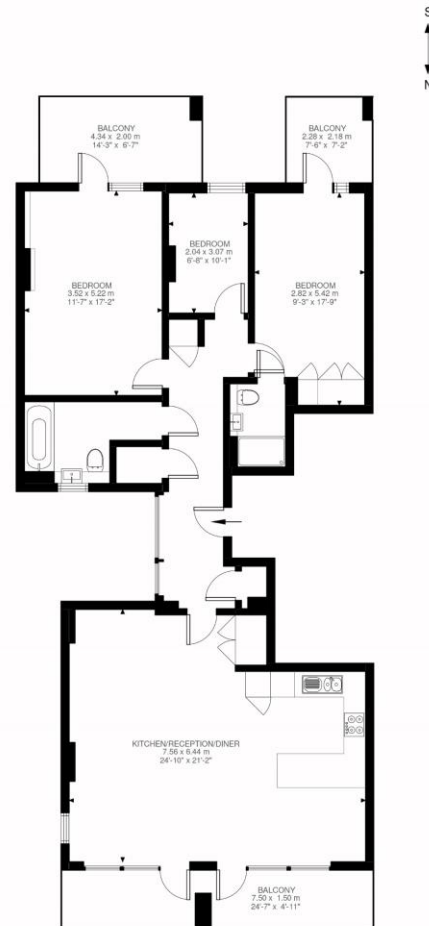
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>	86	86
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 115 years 9 months  
**Service Charge:** £2497.32  
**Ground Rent:** £400  
**Local Authority:** Wandsworth  
**Council Tax Band:** F

*Chestertons Wandsworth Sales*

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Wandsworth  
London  
SW18 2EN

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0208 104 7530



Seventh Floor  
1203 ft

Wandsworth High Street, SW18

Approximate Gross Internal Area  
111.75 SQ.M / 1203 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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