



Gernigan House
Fitzhugh Grove, SW18





Located in the Fitzhugh Grove development which is situated adjacent to the open spaces of Wandsworth Common is this one double bedroom apartment with a private balcony. The accommodation further benefits from a dual aspect reception room with door opening on to the private balcony fitted kitchen and well-kept communal gardens.

Set within a tranquil development next to leafy Wandsworth Common, the secluded approach gives residents peace and quiet throughout the year, yet the hustle and bustle of Northcote Road and Clapham Junction are within easy reach. The vicinity has good transport links from Wandsworth Town and Clapham Junction.

- Double bedroom
- Private balcony
- Excellent condition throughout
- Residents parking
- No chain
- Well maintained communal gardens

Asking Price £285,000

Energy Efficiency Rating		Current	Potential
100-91	A		
81-91	B		
61-81	C	77	77
41-61	D		
21-41	E		
1-21	F		
1-10	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 102 years
Service Charge: £1700
Ground Rent: £0
Local Authority: London Borough of Wandsworth
Council Tax Band: B

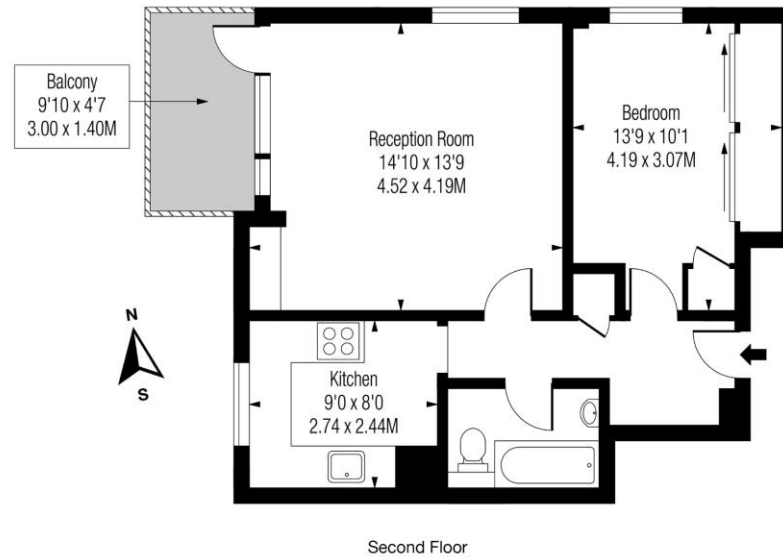
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Approx Gross Internal Area

522 Sq Ft - 48.49 Sq M

Includes Limited Use Area - 6 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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