



Bembridge House  
1 Iron Mill Road, SW18







Fantastic two bedroom apartment in this popular ex local authority building. The property benefits from two double bedrooms and a balcony overlooking gardens.

The current vendors have raised the section 42 notice, starting the lease extension process.

The property briefly comprises; well-proportioned entrance hall, a separate cloakroom and bathroom, large reception room and separate kitchen with dual doors leading out onto the balcony. The two double bedrooms are both bright well sized.

The property is located a short distance away from The Southside Shopping Centre which has a number of bars and restaurants, a Multiplex Cinema and shops such as Waitrose and T.K Maxx. green open spaces of King Georges Park are only a stone's throw away.

Iron Mill Road is conveniently located with plenty of transport options including the mainline train stations at both Wandsworth Town and Earlsfield Station with direct trains to Clapham Junction and Waterloo.

- The current vendors have raised the section 42 notice, starting the lease extension process
- Top floor
- West facing
- Two bedrooms
- Almost 700 sq. ft.
- Lift

Asking Price £375,000

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
| Energy efficient - lower running costs            | Current | Potential |
| 90-100 A  |         |           |
| 81-90 B   |         |           |
| 72-81 C   | 71      | 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 85 years

**Service Charge:** £2122 per annum

**Ground Rent:** peppercorn

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** C

*Chestertons Wandsworth Sales*

47 East Hill

London

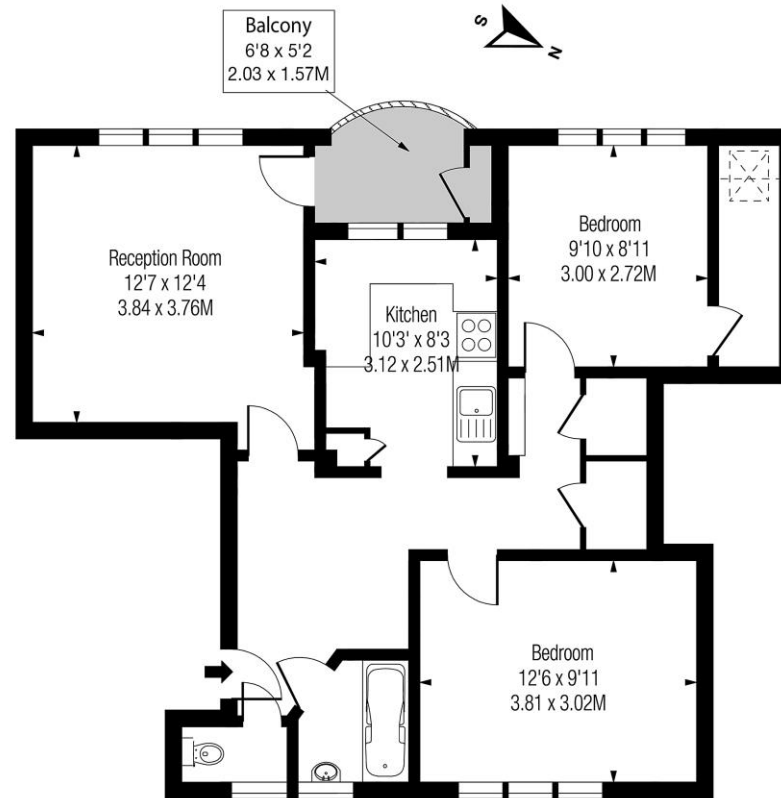
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## Bembridge House, SW18



Fifth Floor

Approx Gross Internal Area

**697 Sq Ft - 64.75 Sq M**

Includes Limited Use Area - 14 Sq Ft

Drawn in accordance with IPMS 3B: Residential

Illustration For Identification Purposes Only - Not to Scale

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