



Eastfields Avenue
Wandsworth, SW18

CHESTERTONS





An immaculate two double bedroom, two bathroom modern apartment boasting direct access to a private balcony with breath taking views of the river.

Eastfields Avenue benefits from excellent on site security and concierge service, in addition to two gymnasiums and a swimming pool, plus secure underground parking in which the apartment has a designated private parking & storage space and secure bicycle storage.

Located on the banks of the River Thames, this ever popular development is moments from the green open spaces of Wandsworth Park, local amenities of Wandsworth Town Centre and Putney High Street.

Wandsworth Town station (0.4 miles) provides regular overground services to London Waterloo and Clapham Junction, whilst East Putney Station and Putney Bridge Station are nearby (0.7 miles), which enables easy access to City via the District Line. Wandsworth Pier is also with a minute walk away.

- Sixth floor, river views
- Over 800 sq. ft.
- Private balcony with river views
- Concierge
- Secure underground parking
- Secure underground storage

Asking Price £675,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 985 years
Service Charge: £6756 per annum
Ground Rent: £500 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: F

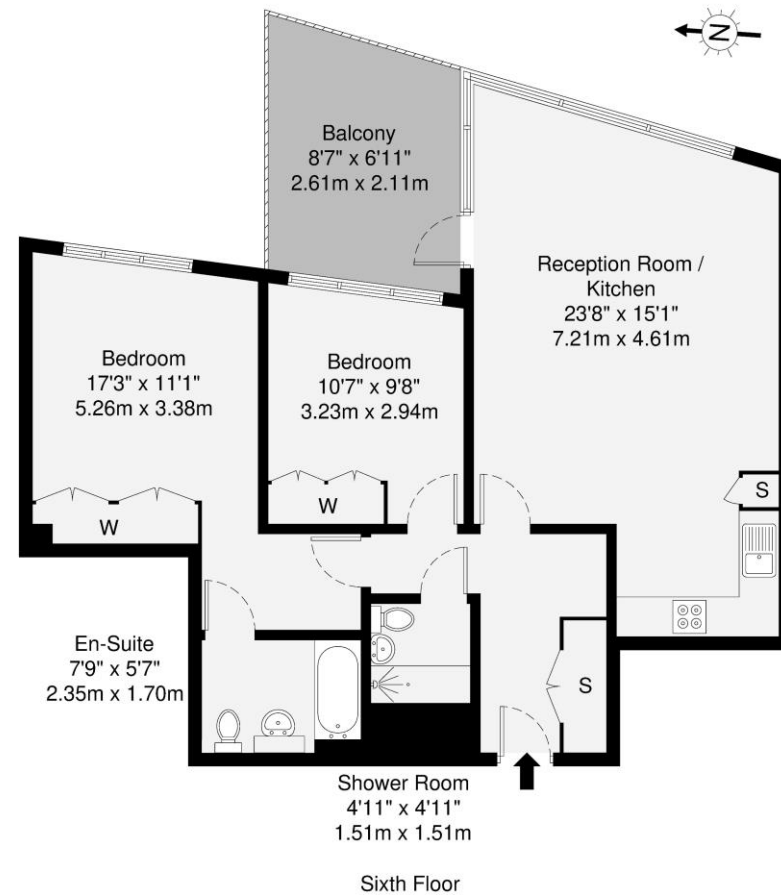
Chestertons Wandsworth Sales

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GROSS INTERNAL AREA (GIA)
The footprint of the property
78.1 sq m / 840 sq ft

TOTAL STORAGE SPACE
Storage and wardrobes total area
4.1 sq m / 44 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
5.5 sq m / 59 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

