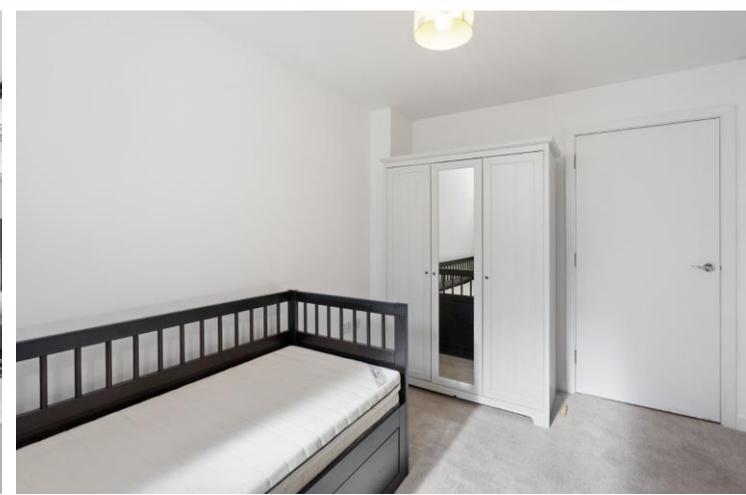
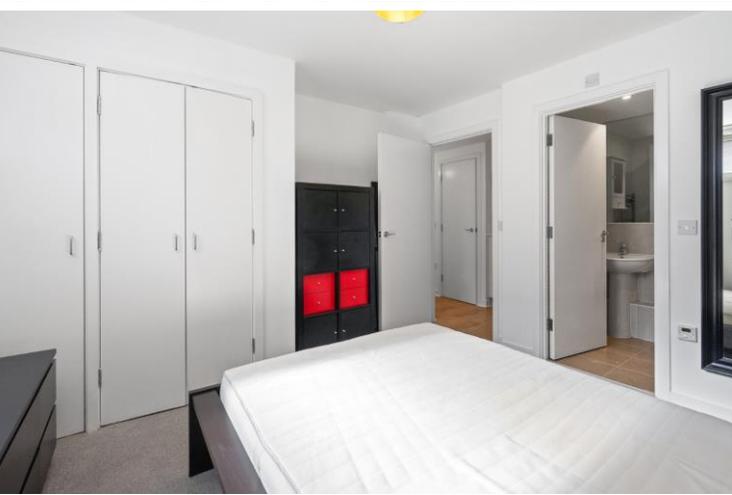




Spanish Road
Wandsworth, SW18

CHESTERTONS





This stylish two-bedroom, two-bathroom purpose-built flat offers modern living in an ideal location. Featuring a spacious open-plan living area, the property benefits from a private patio garden, perfect for enjoying outdoor space in a peaceful setting. The property also boasts a communal roof terrace providing an additional space to relax and entertain.

The well-equipped kitchen seamlessly integrates with the living room, creating a bright and airy atmosphere. Both bedrooms are generously sized, with the master bedroom benefiting from an en-suite bathroom.

Conveniently located just a short walk from Wandsworth Common, Wandsworth Town Station, and Clapham Junction Station, the flat is ideally placed for easy access to transport links, local shops, cafes, and the beautiful green spaces nearby. Additionally, the property comes with parking, making it an ideal choice for both city dwellers and commuters alike.

- Chain free
- Patio garden
- Communal roof terrace
- Parking
- Wandsworth Common 0.1 miles
- Wandsworth Town Station 0.5 miles

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
74-80	C	74	81
69-73	D		
64-68	E		
55-63	F		
1-54	G		

Not energy efficient - higher running costs. EU Directive 2002/91/EC

Tenure: Leasehold 130 years
Service Charge: £3024 per annum
Ground Rent: £300 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: E

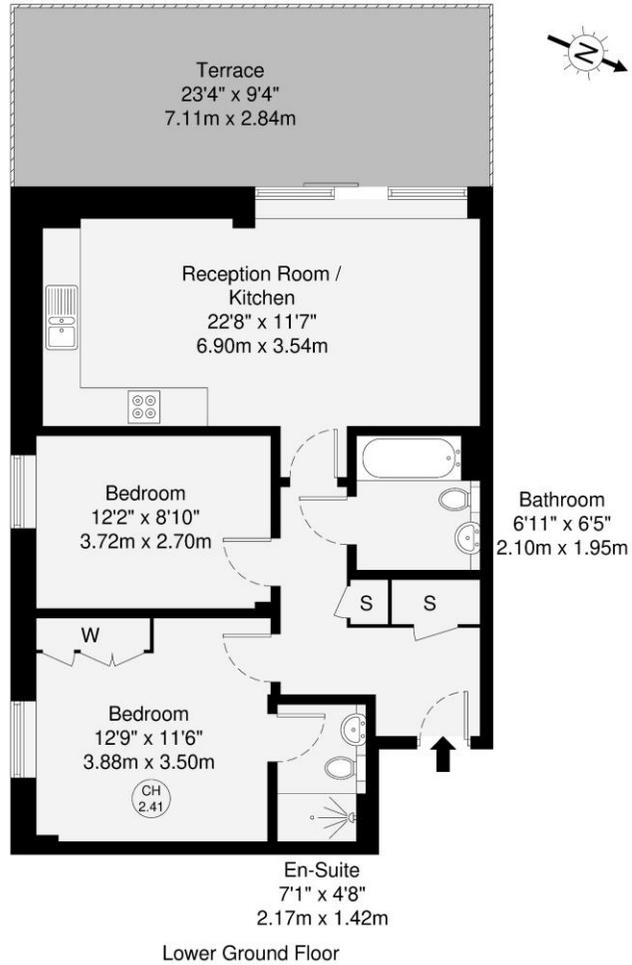
Chestertons Wandsworth Sales

47 East Hill
 London
 SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



GROSS INTERNAL AREA (GIA)
The footprint of the property
66.3 sq m / 713 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.3 sq m / 24 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
24.3 sq m / 261 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas 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

