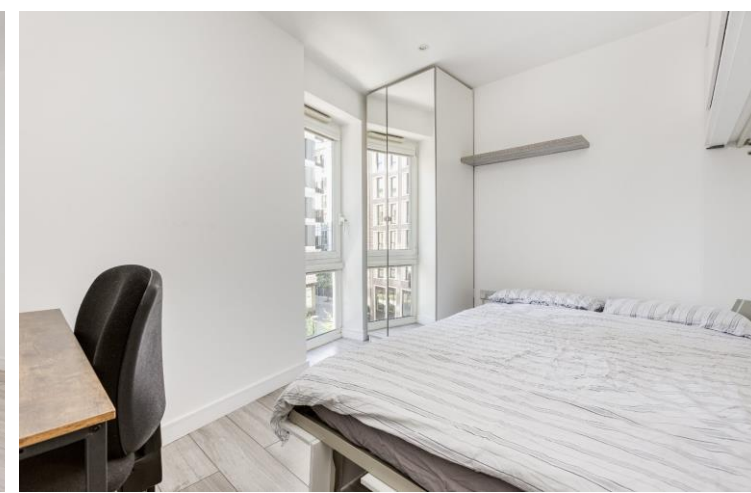




Avon House
Enterprise Way, SW18

CHESTERTONS





An immaculately presented apartment located in Riverside Quarter close to the River Thames. Offered to the market chain free with two double bedrooms including the ensuite principle, family bathroom and a lovely open plan living space opening out onto a sunny balcony.

This property would make an excellent home for a young professional couple or a pied-a-terre for those looking to commute into central London via Wandsworth Town Station or East Putney tube station. With an onsite gym, concierge services a secure parking space and offered with a long lease Avon House is well a great option for buyers looking for a turn-key option.

- Two bedroom
- Two bathroom
- Chain free
- Underground Secure Parking
- Long Lease
- Residents gym

Asking Price £575,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	83	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(35-39)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 138 years
Service Charge: £4500 per annum
Ground Rent: £438 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: F

Chestertons Wandsworth Sales

47 East Hill
 London
 SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

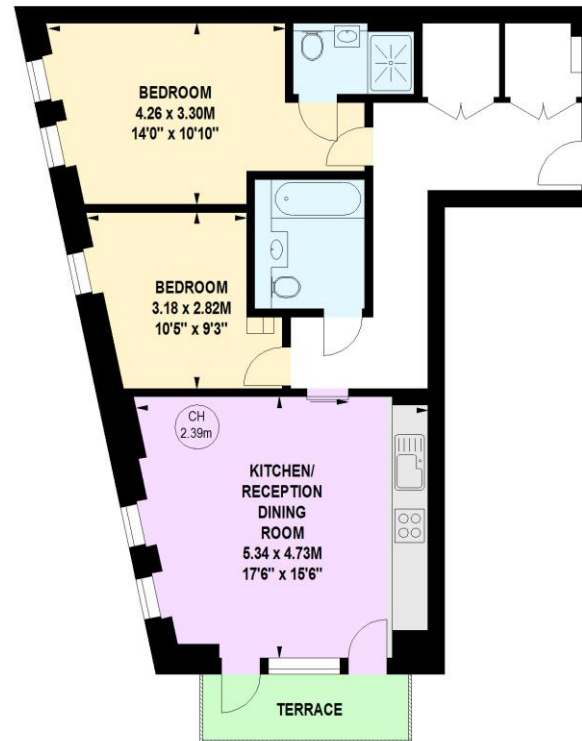
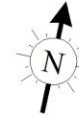
chestertons.co.uk

Avon House, SW18

Approximate gross internal area

74.97 sq m / 807 sq ft

Key :
CH - Ceiling Height



Third Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
Copyright of Wyatt Dixon Homes

**WYATT DIXON
HOMES**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable