



Mapleton Crescent  
Wandsworth, SW18







Situated on the 20th floor, this beautifully designed apartment offers a perfect blend of modern style, light-filled spaces, and breath-taking views of the city. The spacious, open-plan living area is bathed in natural light, creating an inviting atmosphere ideal for both relaxing and entertaining. With a versatile layout, the property features three well-sized bedrooms, with the option to transform the additional bedroom into a home office or guest suite.

The apartment boasts sleek, contemporary finishes throughout, including a fully integrated kitchen with high-end appliances and stylish, minimalistic design. Expansive windows offer panoramic views that stretch across the skyline.

For those who enjoy outdoor living, the apartment benefits from access to a communal roof terrace. Perfect for soaking up the sun, enjoying a morning coffee, or socializing with friends, the terrace offers an enviable space to unwind and take in the stunning surroundings.

Additional features include ample storage space, modern bathroom facilities, and secure entry. Located in a highly sought-after area, this apartment provides both a peaceful retreat and a convenient base for city living.

- 20th floor
- Three bedrooms
- Modern
- Balcony
- Communal roof terrace
- South/West facing

Asking Price £675,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	87	87
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 117 years  
**Service Charge:** £4000 per annum  
**Ground Rent:** £450 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

*Chestertons Wandsworth Sales*

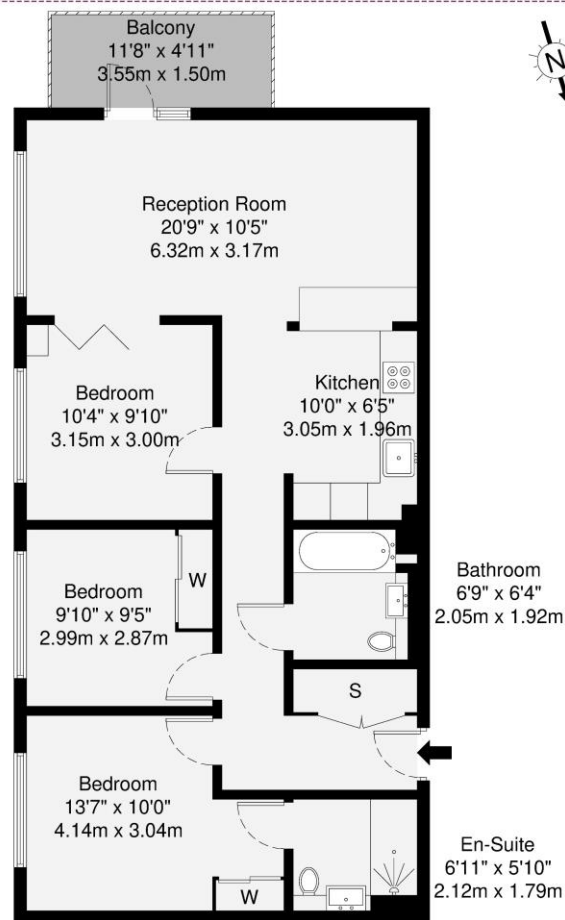
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20th Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
80.3 sq m / 864 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobes total area  
2.8 sq m / 30 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
5.3 sq m / 57 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