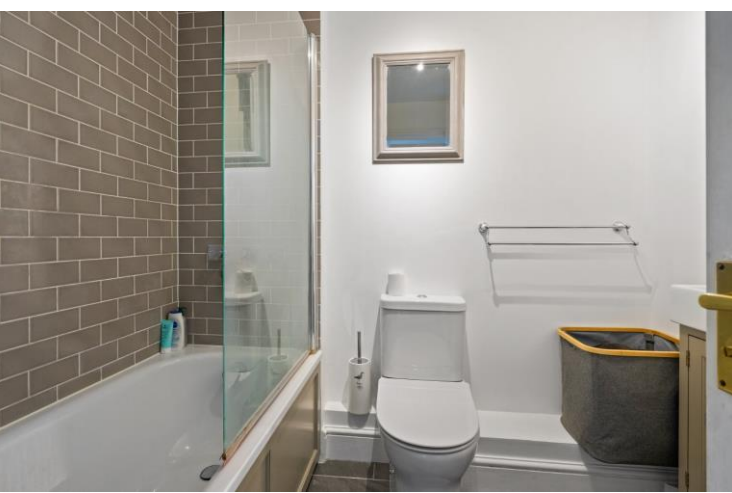




East Hill  
Wandsworth, SW18









A bright studio apartment in the Tonsley's. The apartment is a short walk to Wandsworth Town Rail Station (Zone 2) and all the shops, bars and restaurants on Old York Road. The apartment further benefits from secure off-street parking.

This gated development is accessed via electric gates on Coleford Road. The flat itself is on the third floor of this well maintained development. Wandsworth's commons are also very close by.

Southside Shopping Centre is within half a mile with its range of facilities and shops including a large Waitrose, Multiplex Cinema, Uniqlo, H&M and many more, as well as an assortment of restaurants and bars.

- Tonsley's
- Third Floor
- Separate Kitchen
- Gated Development
- Secure Off-Street Parking
- Wandsworth Town Station 0.3 miles
- Clapham Junction 0.8 miles
- East Putney Tube 1.2 miles

Asking Price £300,000

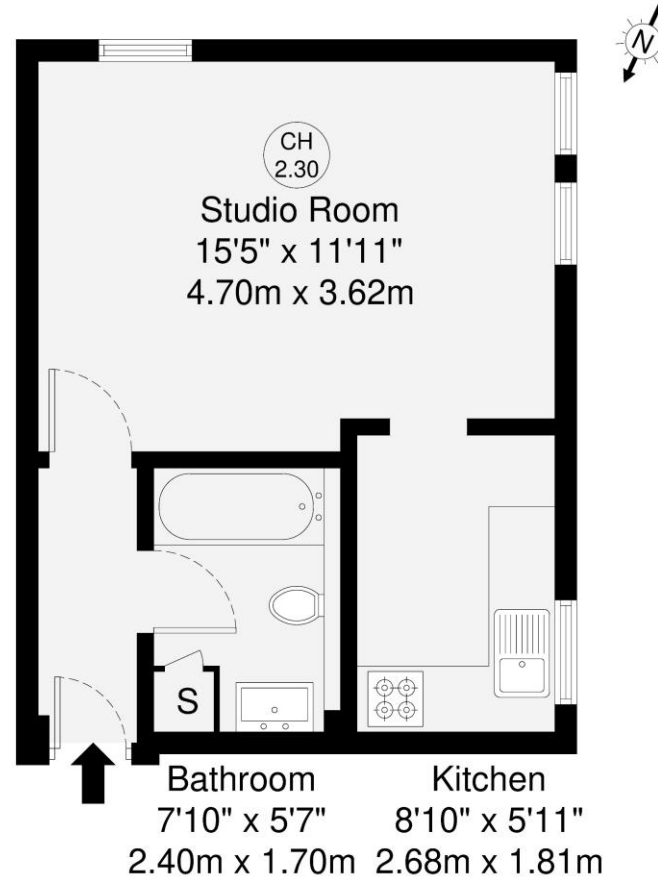
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
31-39 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 113 years  
**Service Charge:** £1543 per annum  
**Ground Rent:** £320 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** B

*Chestertons Wandsworth Sales*

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 London  
 SW18 2QE

wandsworth@chestertons.co.uk  
 0208 104 7530  
[chestertons.co.uk](http://chestertons.co.uk)



Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
28.9 sq m / 312 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.3 sq m / 3 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 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