



Spectrum Way
London, SW18

CHESTERTONS





Situated on the eighth floor of a contemporary development, this bright and airy one-bedroom apartment offers stylish urban living at its best. The spacious living area opens onto a private balcony, perfectly positioned south-facing to maximize natural light throughout the day.

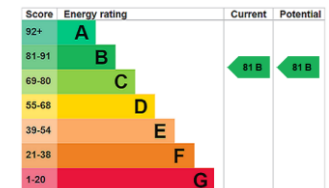
The sleek, modern interior features high-quality finishes and an open-plan layout, creating a welcoming and functional space ideal for relaxation or entertaining. Residents benefit from the convenience of a concierge service and easy access via the building's lift.

Located just moments from Southside Shopping Centre, this apartment offers excellent access to shops, dining, and transport links. Sold chain free, it presents a hassle-free purchase opportunity, ideal for first-time buyers or investors alike.

Experience comfort, security, and panoramic views in this beautifully maintained apartment—an ideal home or investment opportunity.

- Modern
- Lift
- Concierge
- Balcony
- South facing
- Southside Shopping Centre 0.2 miles
- Wandsworth Town station 0.7 miles

Asking Price £425,000



Tenure: Leasehold 237 years 1 months

Service Charge: £2950

Ground Rent: £458

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

47 East Hill

London

SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk

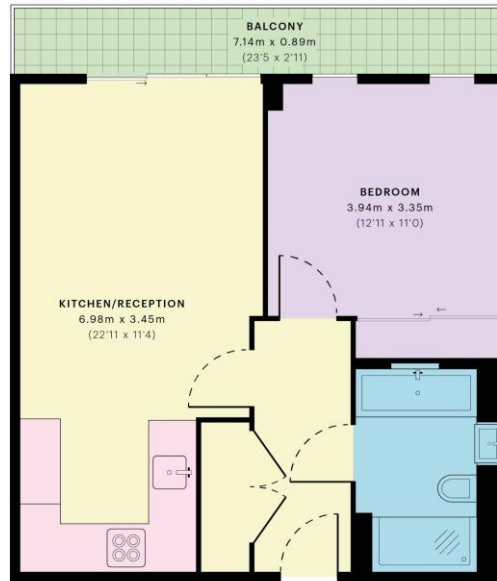


Beacon Tower, SW18

CAPTURE DATE: 28/04/2022 LASER SCAN POINTS: 29,856,199

GROSS INTERNAL AREA

47.72 sqm / 513.65 sqft



— Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
47.72 sqm / 513.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes walkrooms, restricted head height
45.00 sqm / 484.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.28 sqm / 67.60 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW18 3B RESIDENTIAL: 53.28 sqm / 573.50 sqft
IPW18 3C RESIDENTIAL: 51.64 sqm / 555.85 sqft
SPEC ID: 625e6f647f76750dddb1562c

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.

