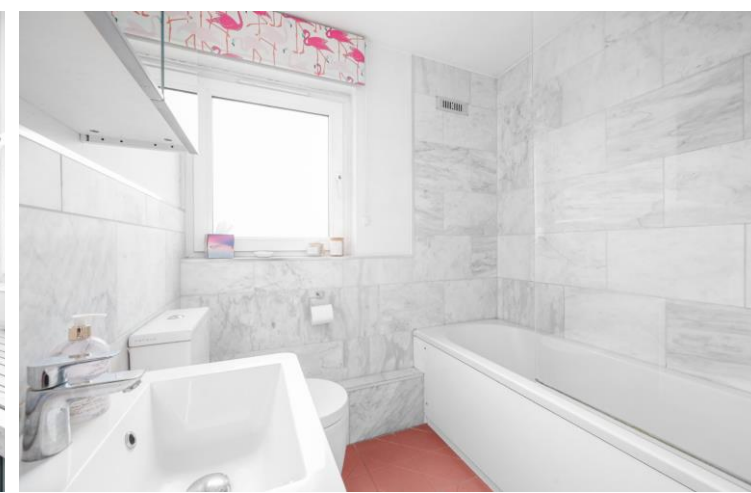




Bartholomew Close
Wandsworth, SW18





This charming one-bedroom purpose built flat offers over 530 sq. ft. of well-proportioned living space, perfectly suited for first time buyers or investors accompanied by an allocated parking space. Situated in a convenient location, the property benefits from a sunny Westerly aspect, flooding the home with natural light throughout the day.

Boasting a long lease and excellent transport links, this flat is just 0.3 miles from Wandsworth Town station and 0.6 miles from Clapham Junction, providing easy access to central London and beyond. Further benefits include easy access to the bars cafes and restaurants of Northcote Road 0.7 miles and Wandsworth High St 0.8 miles.

The practical layout includes a comfortable living area, a fully equipped kitchen, a generous double bedroom, and a modern bathroom. Further advantages include a sperate shared drying room.

- Allocated parking space
- West facing
- Long lease
- Over 530 sq. ft.
- Separate shared drying room
- Wandsworth Town station 0.3 miles & Clapham Junction station 0.6 miles

Asking Price £400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 170 years remaining

Service Charge: £1734 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: C

Chestertons Wandsworth Sales

47 East Hill

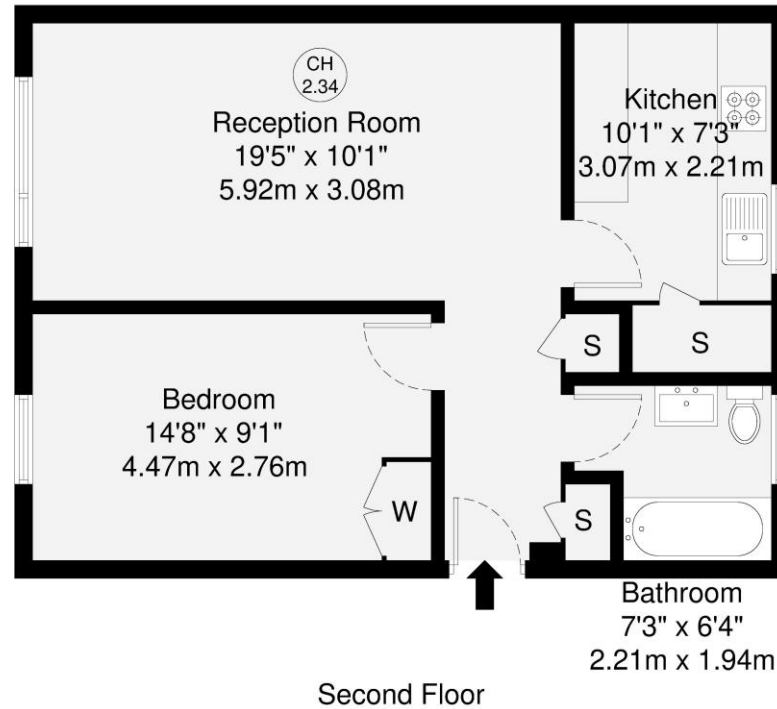
London

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GROSS INTERNAL AREA (GIA)
The footprint of the property
49.5 sq m / 532 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6 sq m / 27 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

