



Argento Tower
Mapleton Road, SW18

CHESTERTONS





A bright and well-presented two-bedroom, two-bathroom apartment set within a sought-after modern building in the heart of Wandsworth. Located on the third floor, the property enjoys pleasant open views across King George's Park and benefits from a concierge service, lift access, bike storage and a video entry system.

Internally, the accommodation is thoughtfully arranged and finished in a light, neutral style throughout. It comprises an entrance hall with two useful storage cupboards, a principal bedroom with en-suite shower room, a second double bedroom, a family bathroom and a spacious open-plan kitchen/reception room offering ample space for both living and dining, with doors leading out to a private balcony.

The property further benefits from an allocated parking space within a gated NCP car park. Ideally positioned close to the popular bars and restaurants of Old York Road, the Southside Shopping Centre and within easy reach of Wandsworth Town and Earlsfield mainline stations, along with excellent bus links into central London.

- Two bedrooms, two bathrooms
- Third floor with open southerly views
- Over 750sqft
- Secure allocated parking
- Close to amenities and transport links
- Chain-free sale

Asking Price £510,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 90 years remaining

Service Charge: £5305 per annum

Ground Rent: £300 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Sales

47 East Hill

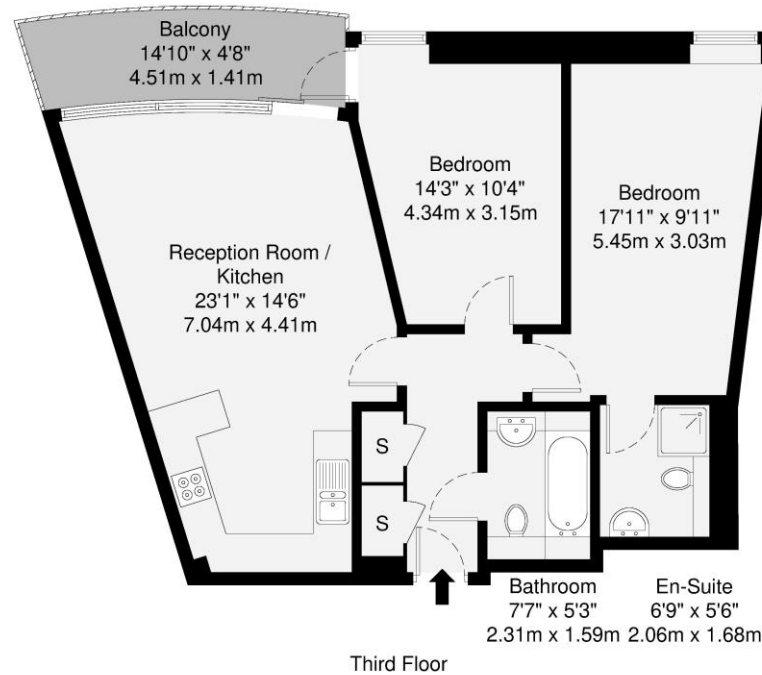
London

SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



GROSS INTERNAL AREA (GIA)
The footprint of the property
70.8 sq m / 762 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.4 sq m / 15 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
6.3 sq m / 67 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

