

Spencer Park, Wandsworth, SW18

£600,000 - £650,000

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PLEASE QUOTE JW0326 - GUIDE PRICE £600K-£650k - Well presented three bedroom split level maisonette (887 Sq.Ft) with secure parking, private balcony and access to delightful garden opening onto allotments, superbly situated in a prime residential location close to Clapham Junction station and amenities. Occupying an enviable position framed by the open spaces of Spencer Park to the rear and the Emmanuel School playing fields to the front, this wonderful home provides the perfect blend of comfort and convenience, with bright and spacious accommodation laid out over two floors. Beautifully maintained and appointed by the current owner, the property offers well planned living space, flooded with natural light, with modern interiors and neutral finish throughout – ideal for homeowner or investor alike. Features include

an inviting dual aspect reception room, well equipped kitchen, upstairs family bathroom, gas central heating, double glazing, quality floor coverings and ample storage both inside and out, with garden shed and secure external lock-up (available at minimal additional cost).

Accommodation comprises entrance hall leading into the wonderful reception room with dual aspect windows, feature open fireplace, window seat with integral storage, and ample space for relaxing, entertaining and dining. The separate kitchen, with floor to ceiling pantry, floor to ceiling larder, and integrated blinds (cool in summer, warm in winter), comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, 'Range' style cooker with full extractor hood, and integrated dishwasher and washer/dryer. To the upper floor, there are three well sized bedrooms – one dual aspect - plus a family bathroom (hard wired for sound system) with white bath suite with rainfall and handheld showers, independent towel warmer, humidity activated extractor fan, and shaving/electric toothbrush socket.

The property is enviably located within easy walking distance of Clapham Junction station via a short-cut, providing unrivalled rail links and connections into Central London. The area is also well served by numerous regular bus routes linking the surrounding area. The area is well served by a vibrant array of shops, bars, cafes and restaurants in nearby Northcote Road, as well as a useful local Sainsbury's at St John's Hill, with the open spaces of Wandsworth Common just moments away. Neighbouring Emmanuel School also offers sports clubs and swimming, and there are many gyms in the local vicinity. The River Thames is also within a short walk.

Viewings are highly recommended.

Lease Term: Circa 101 years remaining.

Service Charge: £808 per annum.

Ground Rent: Peppercorn.

All prospective purchasers are advised to make their own enquiries via a solicitor.


Key Features

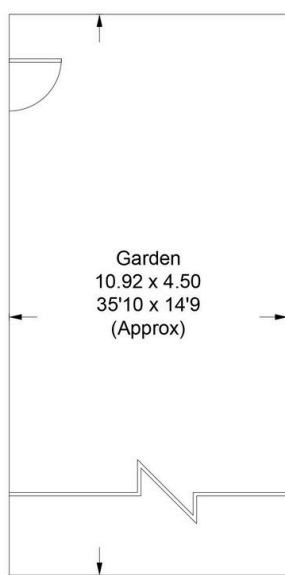
- WELL PRESENTED 2 BED SPLIT LEVEL MAISONETTE (887 SQ.FT)
- MODERN INTERIORS
- SEPARATE WELL EQUIPPED KITCHEN
- PRIVATE BALCONY AND GARDEN BACKING ONTO ALLOTMENTS
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- PRIME RESIDENTIAL LOCATION
- BRIGHT AND SPACIOUS DUAL ASPECT RECEPTION
- UPSTAIRS BATHROOM
- SECURE PARKING
- PLEASE QUOTE JW0326

Spencer Park

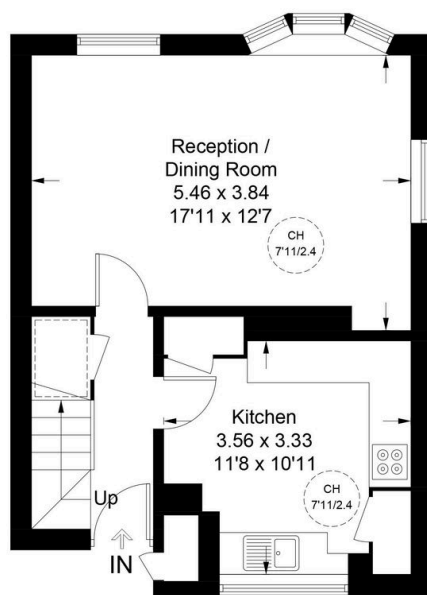
Approximate Gross Internal Area = 82.4 sq m / 887 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)



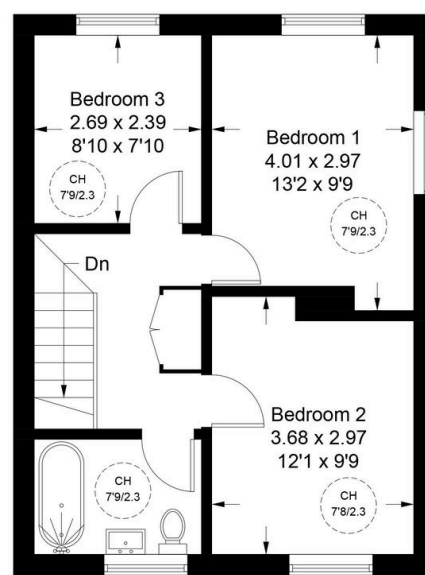
 = Reduce head height below 1.5m



Ground Floor



Second Floor



Third Floor

Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2