



Woods House Patmore Estate, London, SW8 4LA

£623 Per week

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DISTRICTS

Beautifully refurbished throughout, this immaculately presented split-level three double bedroom maisonette offers stylish and spacious living across the ground and first floors with wooden floor throughout. The property boasts a bright and generously sized living room with a dedicated dining area, a modern fully fitted kitchen with quality appliances, and elegant wood flooring throughout. Each of the three double bedrooms provides ample storage space and natural light, complemented by a sleek contemporary bathroom.

Further benefits include a private patio garden—perfect for relaxing or entertaining—plus additional storage space throughout.

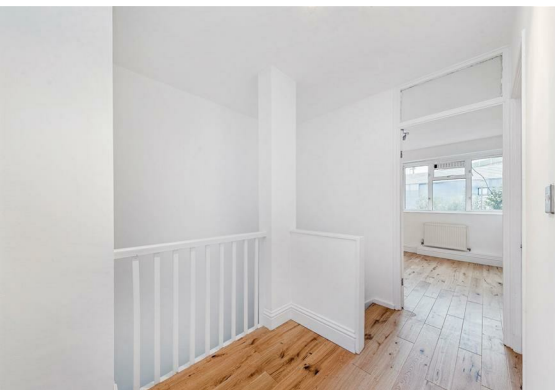
Ideally located, Woods House is within walking distance of Battersea Park and Queenstown Road National Rail stations, offering excellent transport links into Central London and beyond. The open spaces of Battersea Park and local amenities are just moments away.

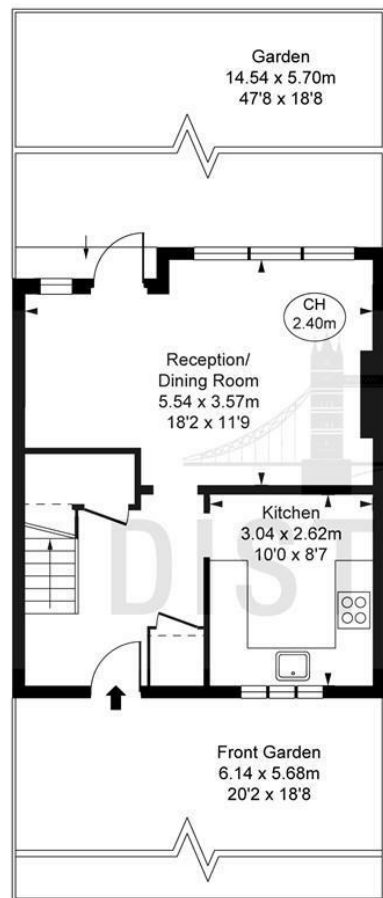
Council Tax Band: Wandsworth C
 Minimum contract: 12 months
 Change of contract fee: £50 including VAT
 Lift access | Cladding: EWS1 Certificate available
 Holding Deposit - £623 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Central Heating Gas – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.
 To check planning permission please visit Wandsworth Council Website, Planning & Building Control

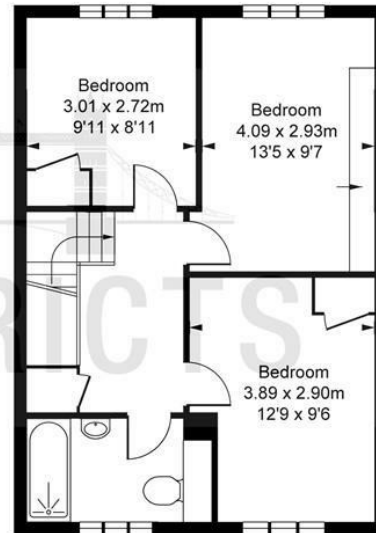






Approximate Gross Internal Area
36.48 sq m / 393 sq ft

Woods House,
Wadhurst Road, SW8
Approximate Gross Internal Area
81.16 sq m / 874 sq ft
(Including restricted height
under 1.5m [- - - - -])
(CH = Ceiling Heights)



Approximate Gross Internal Area
44.68 sq m / 481 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.