



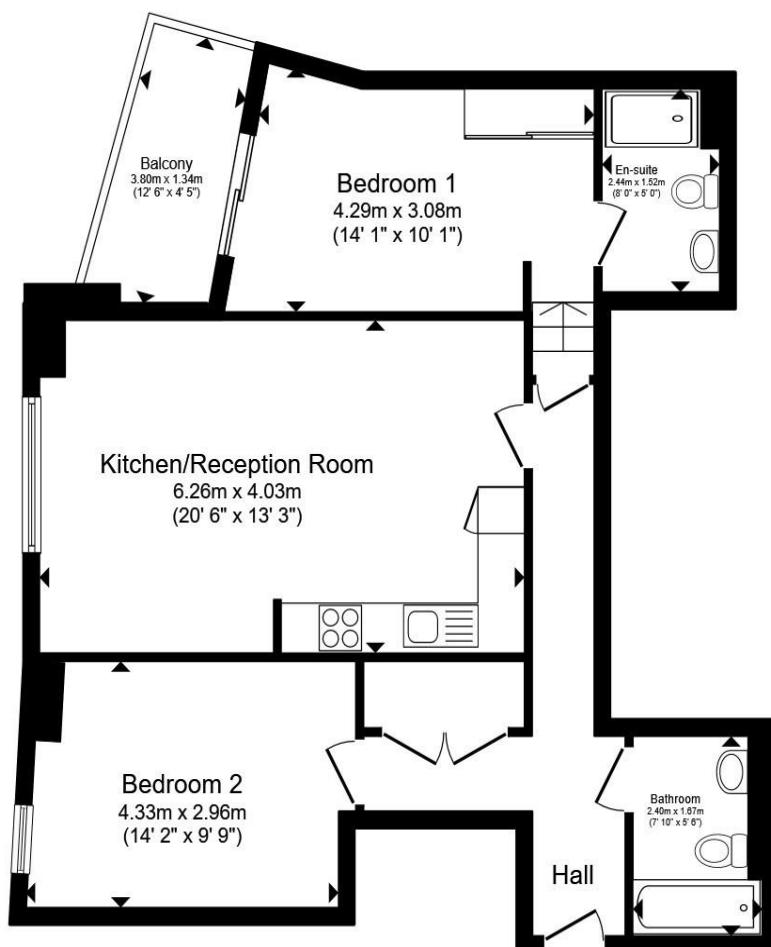
**Hardwicks Square, London SW18 4HU**

**welcome to**

## **Hardwicks Square, London**

A stylish, spacious and contemporary, two bedroom, two bathroom apartment located in the heart of Wandsworth.





A stylish, spacious and contemporary, two bedroom, two bathroom apartment located in the heart of Wandsworth.

Located on the seventh floor of this sought after private residential development in the heart of Wandsworth Town, this fantastic apartment offers well-proportioned open-plan living space with stylish modern interiors, two double bedrooms, two bathrooms, large windows offering vast amounts of natural light, and plenty of storage. Further benefits include private balcony and a private parking space (included in the service charge).

The development boasts well-maintained communal areas with a lift and a secure entry phone system. Hardwicks Square is located in the heart of Wandsworth Town close to the local cafes, bars, shops, a cinema complex and is located close to King George's Park. The transport links include numerous bus services, East Putney Underground station and Wandsworth Town Mainline station providing links into the City and the West End.

Hardwicks Square is located in the heart of Wandsworth, moments from both Southside shopping centre and the green open spaces of King George's Park.

**Total floor area 70.1 m<sup>2</sup> (755 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Hardwicks Square, London

- Two Bedrooms, Two Bathrooms
- Private Balcony
- Open-Plan Living / Kitchen / Dining
- Parking Space (Included in the Service Charge)
- Close to Great Local Shopping and Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 9461.00 (parking space included)

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Nov 2011.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£450,000**



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EAR105272 - 0003

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