



Wingate Square
Clapham, SW4

CHESTERTONS





Chestertons are delighted to introduce to the market a fabulous two bedroom first floor apartment situated in the popular Wingate Square development.

Boasting a wealth of natural light throughout, the property comprises two spacious double bedrooms, a modern bathroom and a very generous open plan kitchen/reception room with modern integrated units. The room provides ample space for dining and double doors lead out to a private balcony conveniently accessed from the reception room.

Wingate Square is a secure development in the forever popular Clapham Old Town, situated moments away from the green open spaces of Clapham Common and the boutique shops, restaurants, cafes of The Pavement. Transport is provided by Clapham Common Underground Station and Clapham High Street overground as well as the array of bus links that make this property ideal for commuting into and out of London.

- Kitchen/ Reception Room
- Two Double Bedrooms
- Bathroom
- Balcony
- Storage

Asking Price £675,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Leasehold 718 years
Service Charge: £8,340
Ground Rent: £0
Local Authority: Lambeth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

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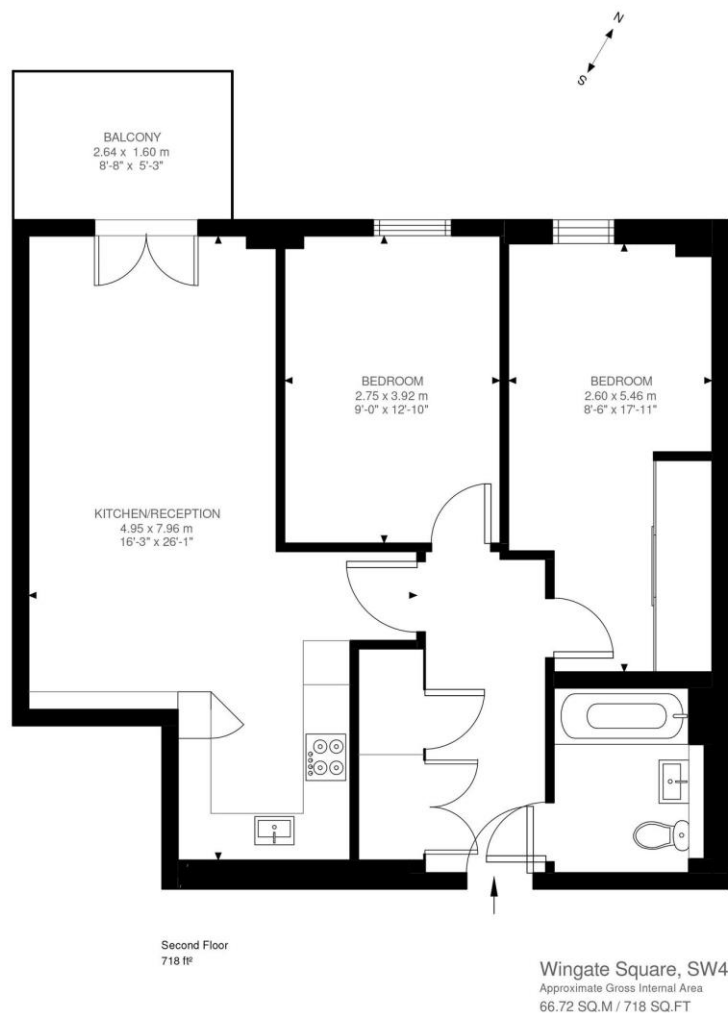


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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