



St. Ann's Park Road, London **SW18**



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The open-plan reception room offers space for a large dining table and seating. The kitchen is fitted with modern integrated appliances including a double oven, wine fridge, dishwasher and full size fridge/freezer. Both the bedrooms have access to the eaves storage and one has its own shower room en-suite. There is a separate family bathroom with alcove and under-sink storage.

The apartment benefits from access to a newly landscaped communal garden, its own solar panel electrical supply and a BuildZone Warranty, offering additional peace of mind to buyers, that will be provided to the buyer during the sale process.



Guide price: £750,000

Tenure: Share of freehold plus leasehold, approximately 999 years remaining

Service charge: £2,400 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: London Borough of Wandsworth

Council tax band: Unknown



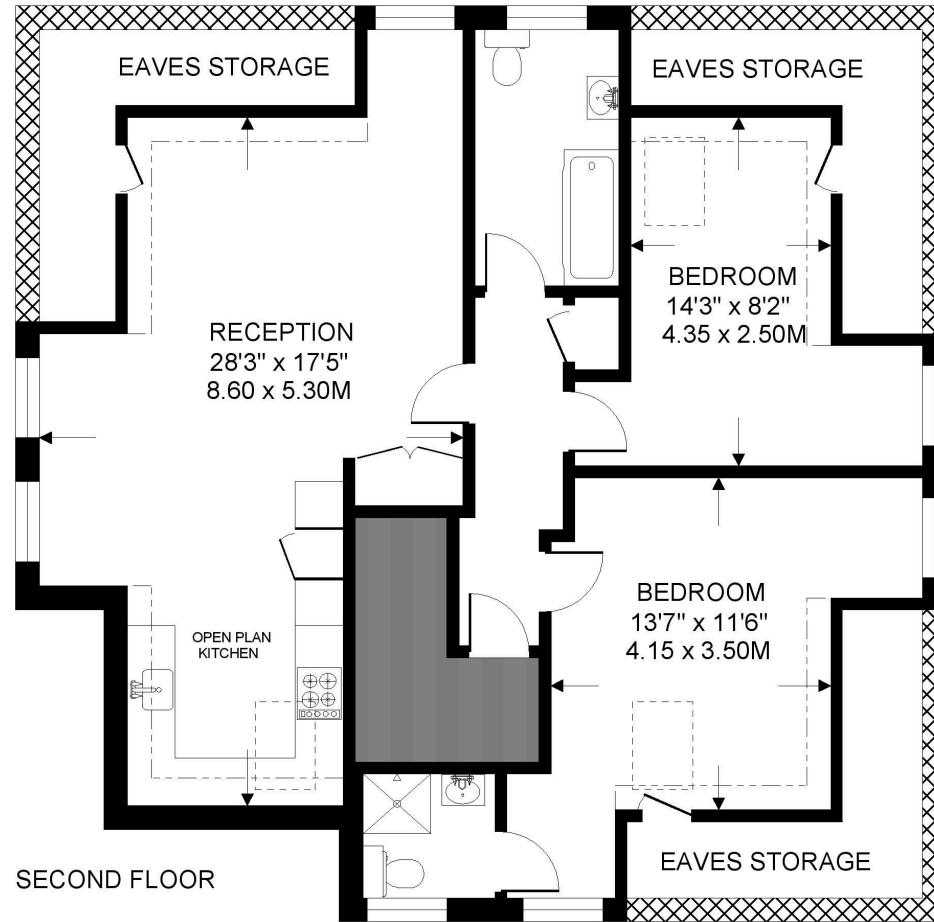






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Approximate Gross Internal Floor Area
83.3 sq m / 897 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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