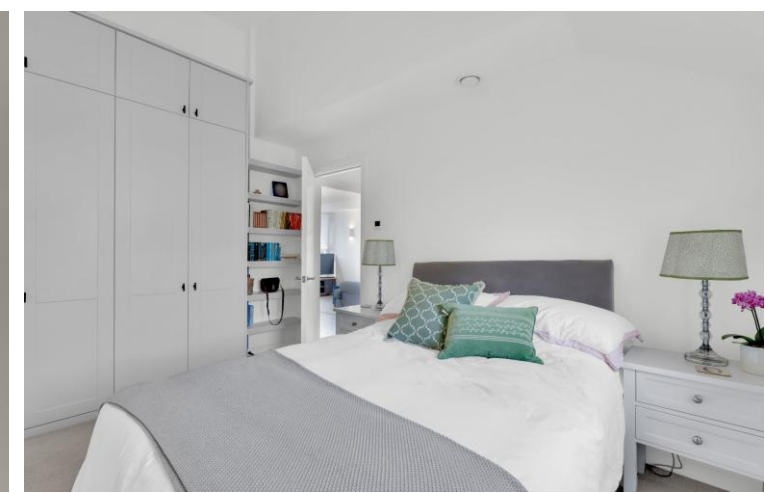
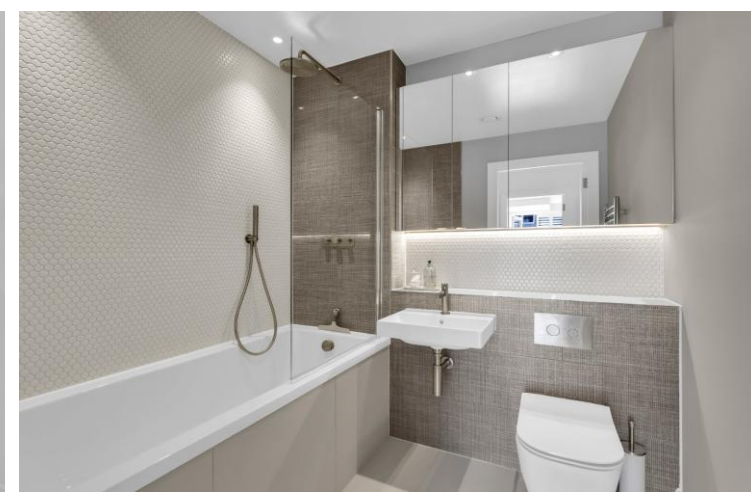




The Sorting House  
192 St. Ann's Hill, SW18

CHESTERTONS





Set within a beautifully restored former postal sorting office, this impressive one bedroom apartment combines character and contemporary living in a highly sought-after Wandsworth Town setting.

The apartment boasts a spacious and thoughtfully designed layout, with a bright open plan kitchen reception area. Large windows enhance the sense of space and light, with French doors leading to the South West facing balcony. The contemporary kitchen is fitted with a range of modern units and integrated appliances.

The generously sized double bedroom benefits from high ceilings and built in wardrobes. The bathroom offers modern fixtures and a clean, neutral finish. Additional benefits include secure entry, lift access, bike storage and well-maintained communal areas, reflecting the building's quality conversion.

Old York Road is located 0.3 miles from the property where you can find an abundance of restaurants, bars & coffee shops. The property is also just moments from the popular Southside Shopping Centre in Wandsworth, offering an extensive selection of shops, restaurants, cafés, and leisure facilities, including a cinema and gym.

The area is also well-served by excellent transport links, providing easy access into Central London and beyond, while nearby green spaces and riverside walks add to the lifestyle appeal.

This unique apartment offers the perfect balance of character, comfort, and convenience in one of South West London's most vibrant and well connected neighbourhoods.

- Chain free
- South West facing balcony
- Long lease
- Southside Shopping Centre 0.3 miles
- Wandsworth Town Station 0.4 miles
- Wandsworth Common 0.5 miles

Offers in excess of  
£475,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 996 years 5 months

**Service Charge:** £1544

**Ground Rent:** £0 no GR

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** C

*Chestertons Wandsworth Sales*

47 East Hill

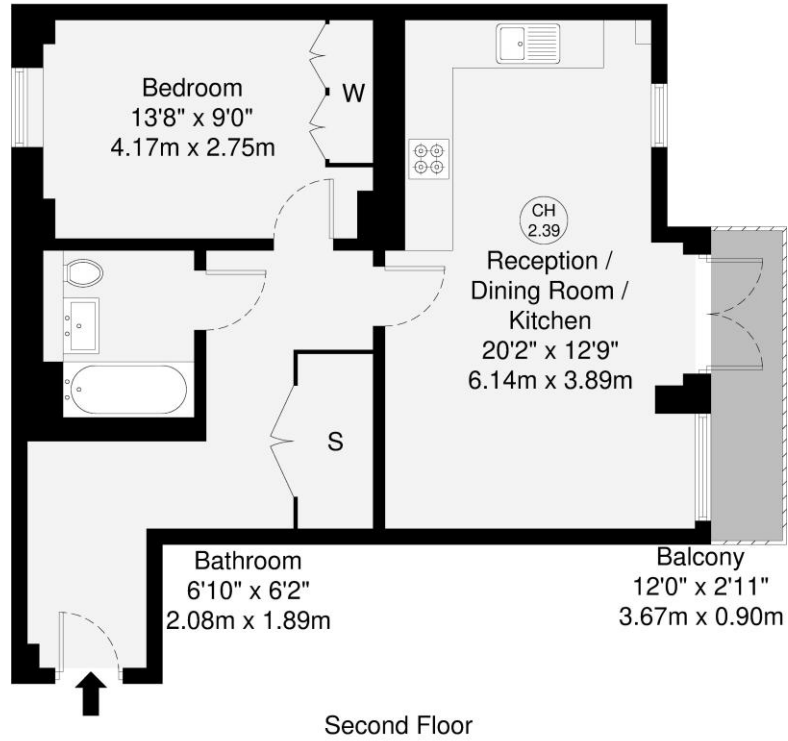
London

SW18 2QE

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0208 104 7530

chestertons.co.uk



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
54.9 sq m / 590 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
3 sq m / 32 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
3.3 sq m / 35 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

