



Eltringham Street  
London, SW18

CHESTERTONS





A well-presented large one-bedroom apartment set on the first floor in a desirable gated development.

The private front door to the apartment is located off a well-maintained communal hallway and once inside there is an entrance hall with handy storage cupboards. The accommodation comprises a contemporary open plan kitchen/reception room with integrated appliances and Granite work surfaces, double bedroom with fitted wardrobes and a bathroom with fitted suite.

The property further benefits from access to a communal roof terrace and an entry phone system. The apartment is located within a short walk of Wandsworth Town mainline station with access to Clapham Junction, and Waterloo and the amenities of the Tonsleys, Fulham and Wandsworth Common.

- One bedroom
- First floor apartment
- Finished to a high standard
- 620 sq ft of living & entertaining space
- Private balcony

Asking Price £425,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	86	86
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 114 years  
**Service Charge:** £2,870 per annum  
**Ground Rent:** £250 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D

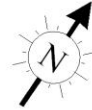
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# Peachey House, SW18

Approximate gross internal area

57.60 sq m / 620 sq ft



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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