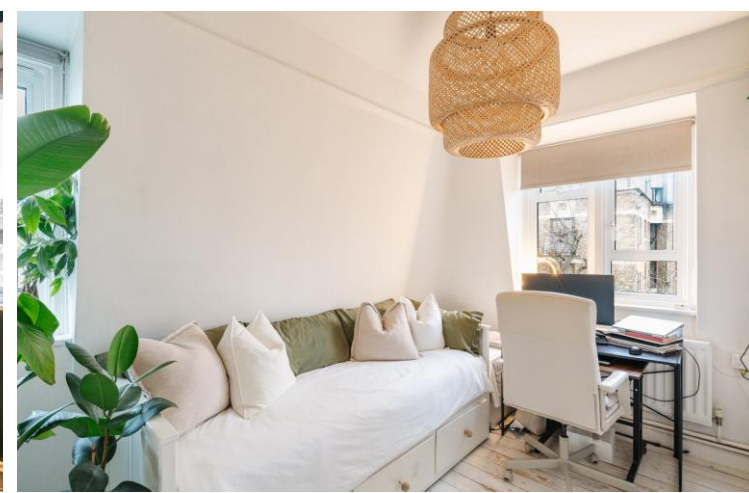




Fairfield Drive
Wandsworth, SW18

CHESTERTONS





Lovingly renovated by the current owners, this bright 705 sq. ft. flat comprises a generous hallway with ample built-in storage, a recently installed kitchen, spacious reception room, two well-proportioned double bedrooms and a modern bathroom.

Being on the top floor, the property benefits from an abundance of natural light, while recently installed triple-glazed windows improve sound and heat insulation and contribute to improved energy efficiency.

Residents benefit from access to shared communal gardens and parking, while the low service charge and lease extension to 173 years, with no ground rent to pay, make this an attractive, low-maintenance home.

Fairfield Drive is ideally positioned just off East Hill, moments from the cafés, bars and restaurants of Old York Road and within easy reach of Southside Shopping Centre, Wandsworth Park, King George's Park and the River Thames.

Wandsworth Town railway station is just 0.3 miles away, with East Putney Underground station 1.1 miles away and Clapham Junction also easily accessible, providing excellent connections across London and beyond.

- Excellent condition - 705 sq. ft.
- Two double bedrooms
- Recently installed kitchen
- Triple-glazed windows
- Communal gardens
- Low service charge

Offers in excess of
£450,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 83 years remaining (in the process of being extended to 173 years)

Service Charge: £1347 per annum

Ground Rent: peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: C

Chestertons Wandsworth Sales

47 East Hill

London

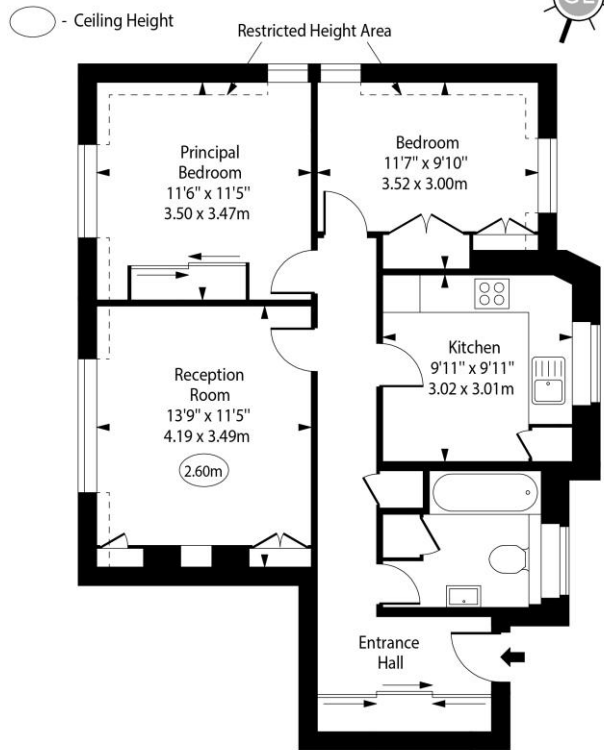
SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk

Fairfield Drive,
Wandsworth, SW18



Third Floor

Approx Gross Internal Area 675 Sq Ft - 62.71 Sq M
Approx. Floor Area Including Restricted Heights 700 Sq Ft - 65.03 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
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