



Elsynge Road Mansions  
21-23 Elsynge Road, SW18

CHESTERTONS





An immaculately presented top floor mansion flat set within a well-maintained Victorian building on a much sought after residential road.

The flat boasts light and airy accommodation exceeding 850 sq. ft. with panoramic views across London, contemporary fittings and solid wood flooring.

Once inside there is a hallway leading through to a charming reception room with a period fireplace and double bedroom with built-in wardrobes. To the middle of the property is a kitchen/breakfast room with stylish modern fitted units and ample space to dine and a modern shower suite. To the rear is the dual-aspect double bedroom with a free standing bath and sink.

Elsynge Road is a pretty, quiet, residential road built in the 1850's for the great exhibition and within moments of the green open spaces of Wandsworth Common.

The flat also benefits from being a short stroll to the shops, cafes, restaurants and leisure facilities local to St John's Hill and Northcote Road. Clapham Junction mainline station and extensive bus links are at the end of the street and provide excellent links to the City, the West End and beyond.

- Top floor mansion flat
- Panoramic views across London
- A stone's throw from the green open spaces of Wandsworth common
- Moments to the cafés, bars and restaurants local to St John's Hill and Northcote Road

Offers in Excess of  
£600,000

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| 95-100                                      | A |                         |           |
| 81-94                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20                                        | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Share of Freehold 953 years remaining

**Service Charge:** £3000 per annum

**Local Authority:** Wandsworth

**Council Tax Band:** E

**Chestertons Wandsworth Sales**

47 East Hill

London

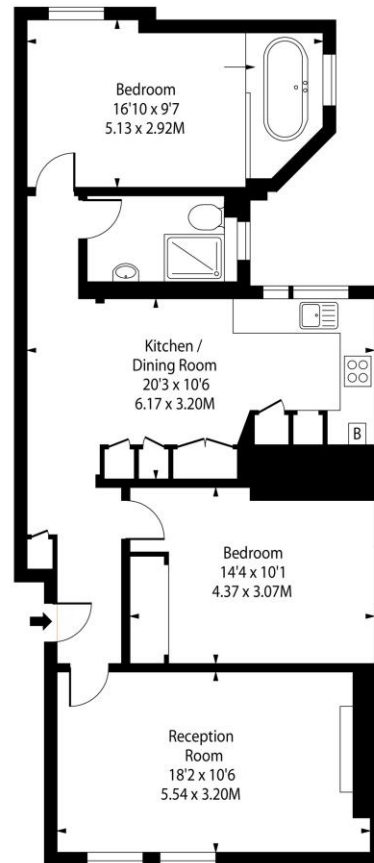
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# Elsynge Road Mansions, SW18



Fourth Floor

Approx Gross Internal Area **853 Sq Ft - 79.24 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 41376

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