



St Ann's Hill London SW18

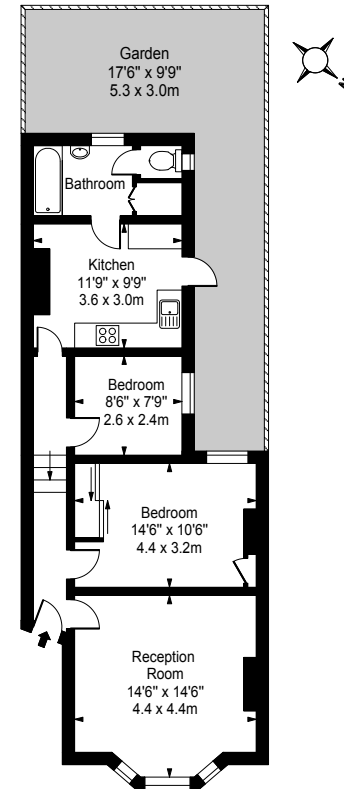
A beautifully presented Victorian purpose built two bedroom garden flat. It's in a sought after row on the popular residential road of St Ann's Hill. The property is on the ground floor and has a stunning west facing decked garden. It has a light reception room, two bedrooms (a double and a single), a bathroom and kitchen/breakfast room. The nearest rail station is Wandsworth Town, and Clapham Junction is also within easy reach with frequent bus services on East Hill. The property is close to shops, pubs and restaurants on Old York Road, a large Sainsbury's, a cinema and an array of services provided by the newly renovated Southside Shopping Centre.

Tenure : Share of freehold

Local Authority : Wandsworth

- A Victorian purpose built garden flat
- Two bedrooms
- Beautifully presented
- Spacious kitchen/breakfast room
- Bright and airy reception room
- Private decked west facing garden
- Sought after location
- Walking distance to Wandsworth Town

St. Ann's Hill Wandsworth, SW18



Approx Gross Internal Area **685 Sq Ft - 63.70 Sq M**

For Illustration Purposes Only - Not To Scale
photosandfloorplans.com ©

cound
.co.uk

Wandsworth 020 8877 1166
Earlsfield 020 8871 3344
Southfields 020 8780 2121

Address: 177 St. Ann's Hill, LONDON, SW18 2JX
RNW: 0648-2548-7147-2026-0595

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
74	51	74	45

England & Wales EU Directive 2002/91/EC

Important notice : Cound LLP, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cound LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



St Ann's Hill London SW18

cound
.co.uk