



St Ann's Hill London SW18

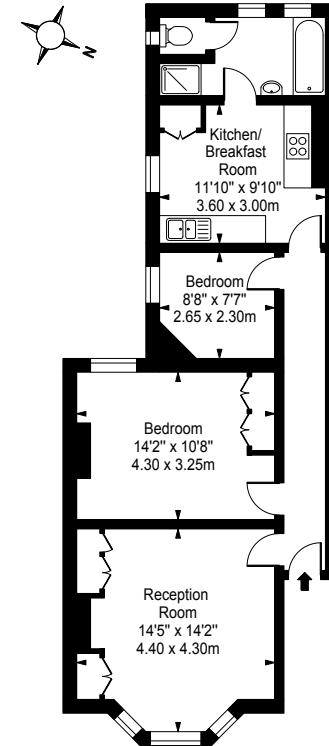
A stunning Victorian purpose built flat in a sought after row on the popular residential road of St Ann's Hill. The flat is first-floor with a beautiful outlook overlooking St Anne's church. It has a light reception room, two bedrooms with built in storage in the main bedroom, a kitchen/breakfast room and a modern bathroom. 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 Southside Shopping Centre. Viewing is highly recommended to appreciate the flare and attention to detail by the current owners.

Tenure : Share of freehold

Local Authority : Wandsworth

- Stunning first floor Victorian flat
- Immaculately presented
- Spacious
- Two bedrooms
- Bright reception
- Built in wardrobes
- Close to Wandsworth Town
- Sought after location

St Ann's Hill, Wandsworth, SW18 2RX



First Floor

Approx Gross Internal Area **688 Sq Ft - 63.9 Sq M**

For Illustration Purposes Only - Not To Scale
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Wandsworth 020 8877 1166

Earlsfield 020 8871 3344

Southfields 020 8780 2121

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

Environment Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		

England & Wales EU Directive 2002/91/EC



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