



## Wandsworth Road

**Asking Price £450,000**

Set within a private residential development, this bright and well-proportioned apartment offers two double bedrooms, one ensuite shower room, a family bathroom and a private balcony, creating an inviting and practical living space.

The property features a separate, well-equipped kitchen with integrated appliances, a generous reception room, wood flooring, double glazing and calm, neutral interiors throughout.

Conveniently located moments from Wandsworth Road Overground Station—with direct links to Clapham Junction and Canary Wharf—the apartment is also within easy reach of the vibrant cafés, restaurants and bars of Clapham Old Town.

Council Tax Band: Lambeth D  
Lift access

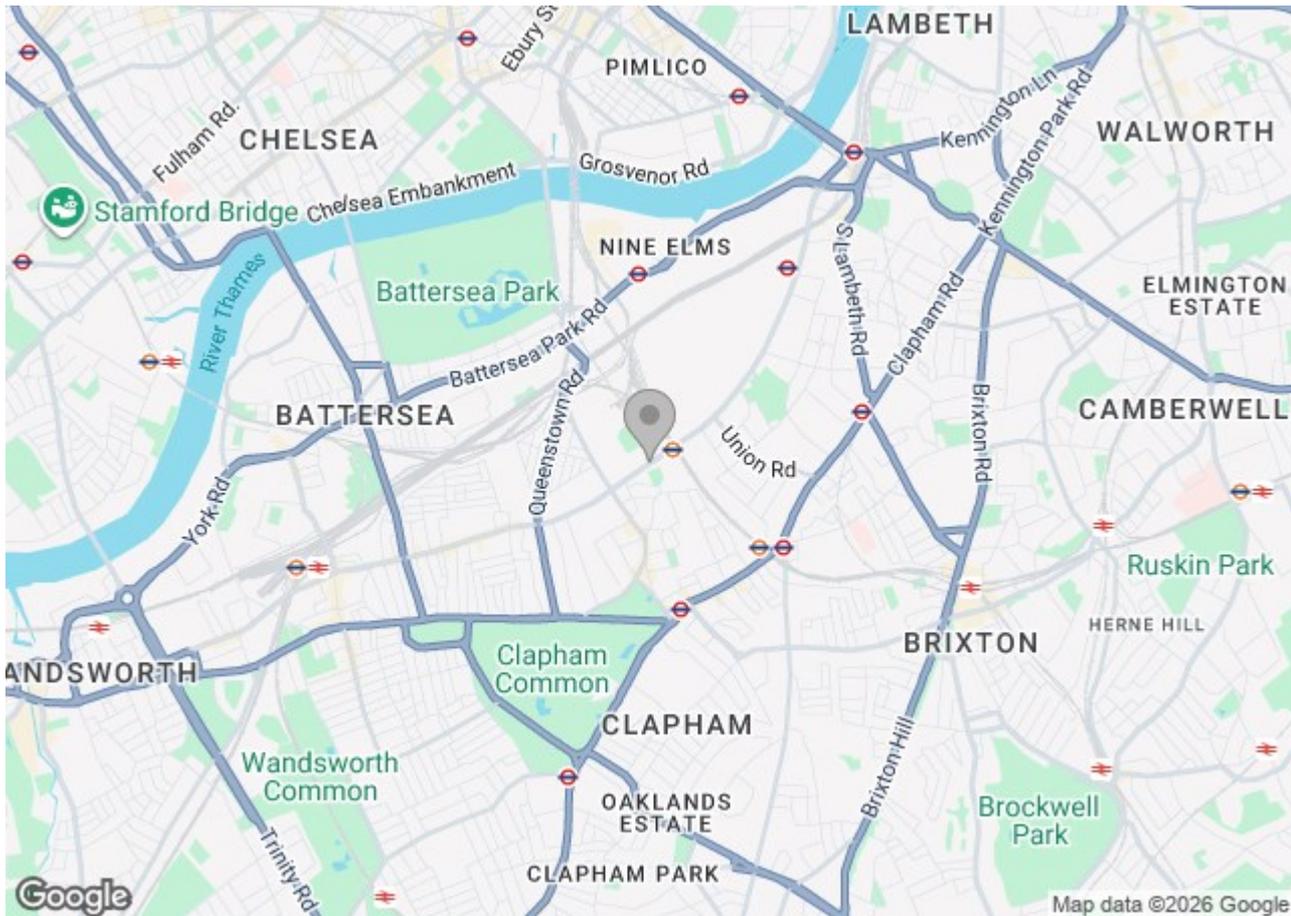
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Central Heating Gas – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 549 Wandsworth Road



- Two double bedrooms
- Private balcony
- 2nd floor
- Wood Floors & Double Glazing
- Private Residential Development
- Excellent transport links





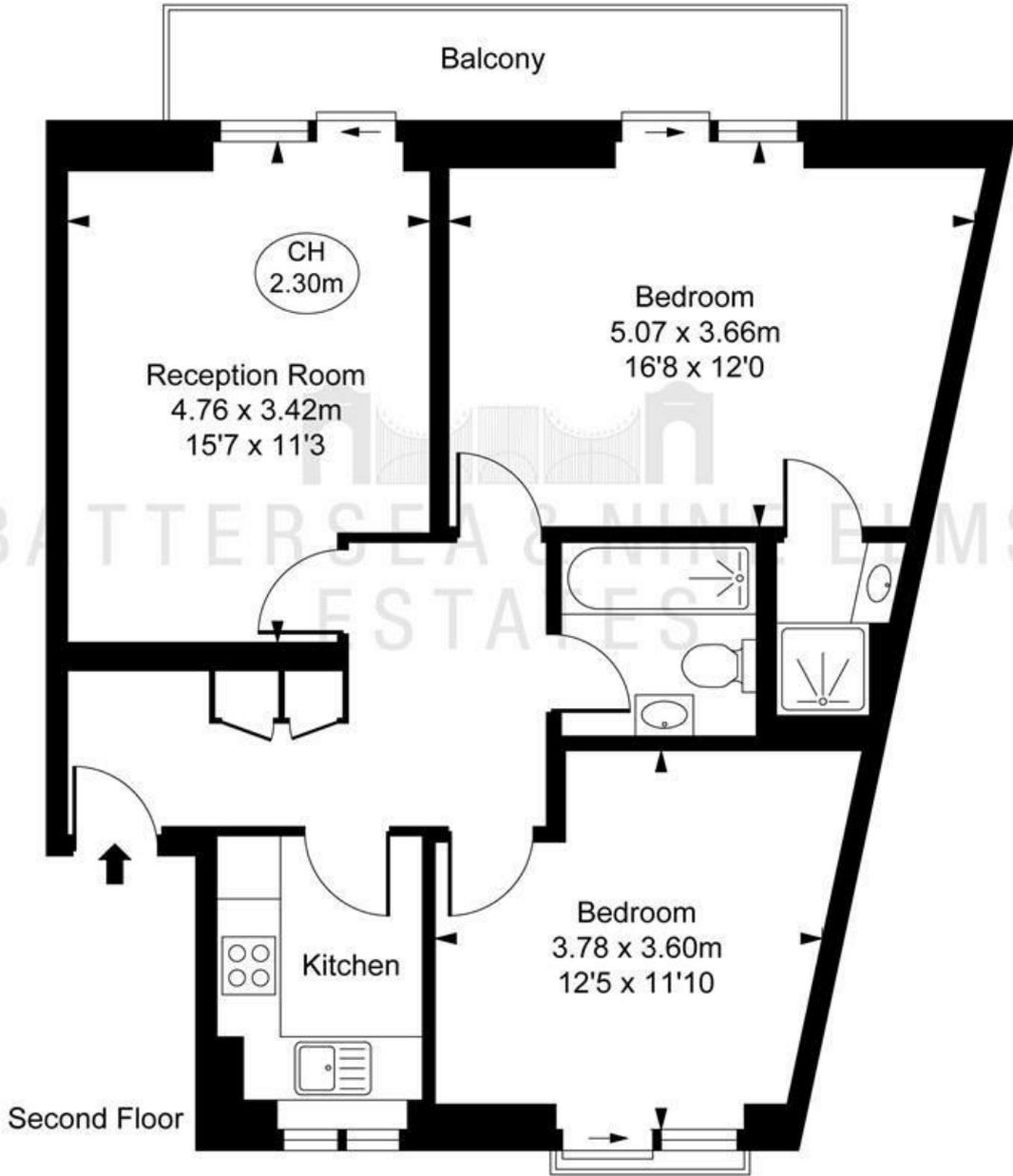
Floor Plan



Wandsworth Road, SW8

Approximate Gross Internal Area  
66.34 sq m / 714 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>	(81 plus) <b>A</b>		
(81-91) <b>B</b>	(61-81) <b>B</b>		
(69-80) <b>C</b>	(49-60) <b>C</b>		
(55-68) <b>D</b>	(35-48) <b>D</b>		
(39-54) <b>E</b>	(20-34) <b>E</b>		
(21-38) <b>F</b>	(11-19) <b>F</b>		
(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC