

FOR SALE



London Court, Frogmore, SW18

GUIDE PRICE £450,000 Leasehold

 **3**

 **1**

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Property Description

Nestled in the highly sought after London Court development, this exceptional three-bedroom residence showcases refined modern design and effortless comfort, offering the perfect balance of style and practicality.

Upon entering, you are welcomed by a sleek, fully equipped kitchen featuring integrated appliances — ideal for those who love to cook and entertain. The spacious reception room provides an inviting setting for hosting guests or unwinding after a long day, complemented by tasteful finishes and plenty of natural light.

Residents enjoy the benefits of a secure, gated development offering peace of mind and privacy, along with the added convenience of residents' parking.

Perfectly positioned, the flat is moments from the vibrant amenities of Wandsworth Town and East Putney, with excellent transport links ensuring easy access across London. For those who enjoy the outdoors, Wandsworth Park and the River Thames are nearby — ideal for weekend strolls, picnics, and riverside relaxation.

Don't miss this opportunity to own a stylish property in a prime location.

Disclaimer

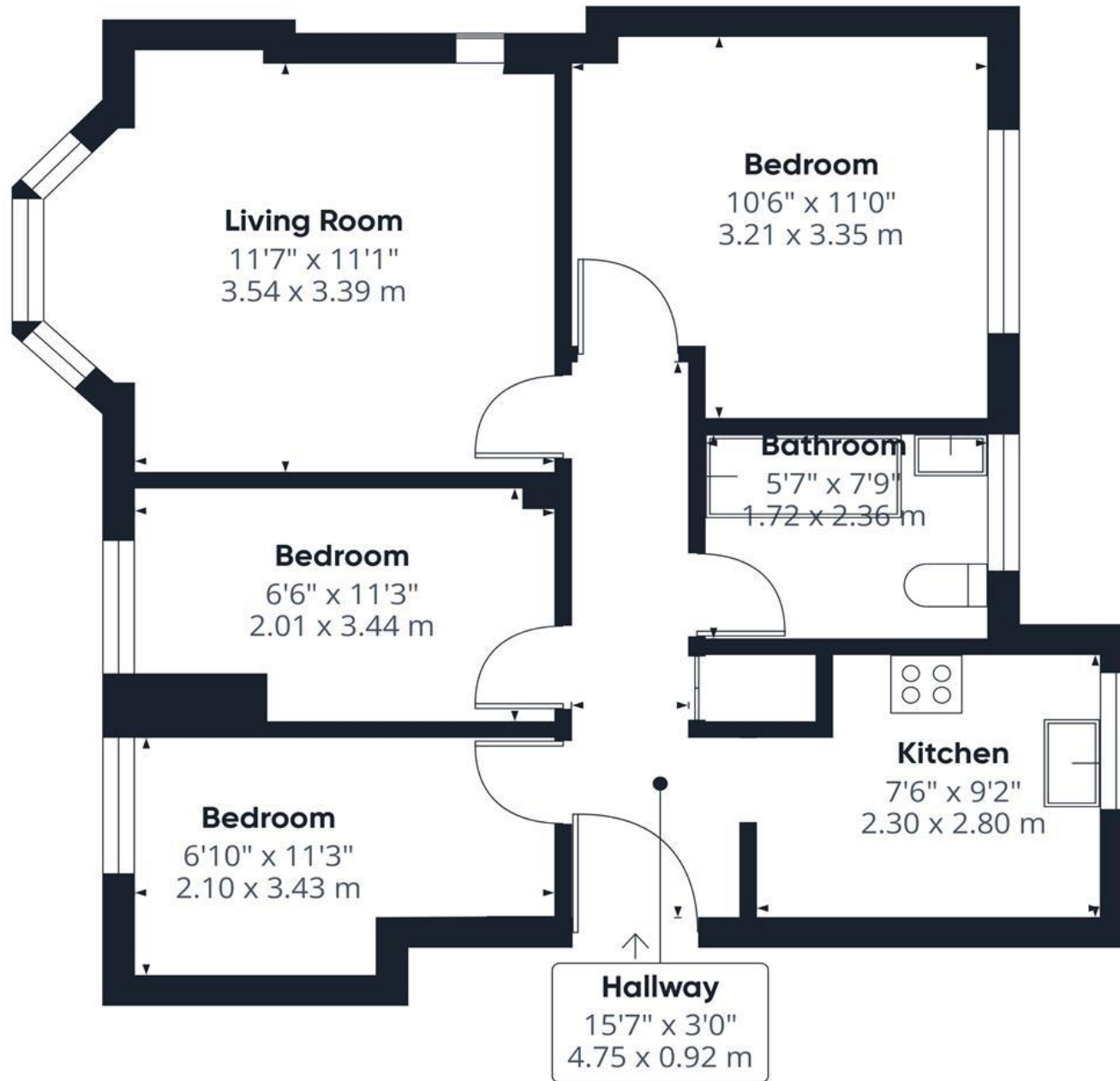
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
581 ft²
54.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 85 years remaining (lease extension with completion)

Service Charge – £ 3,600

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Residents Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



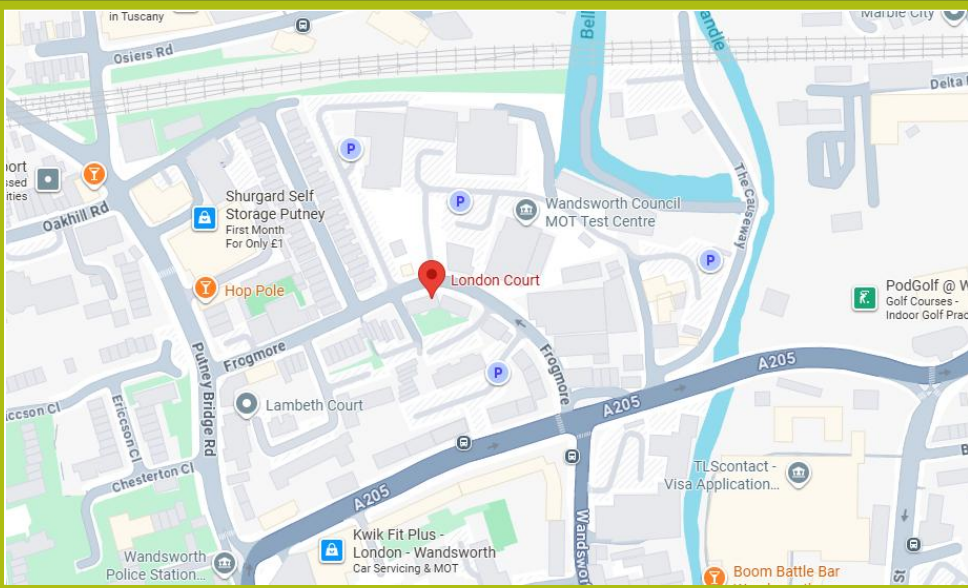
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Medium



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

