

Rolfe East



Shoreham Close, SW18

£250,000

- Convenient SW18 Location
- One Double Bedroom
- No Chain
- First Floor Apartment
- Maisonette
- Double Glazing

A one-bedroom first floor purpose-built maisonette, offering bright and spacious accommodation in a convenient location. The property comprises a spacious reception room, double bedroom, contemporary kitchen, and bathroom, making it ideal for first-time buyers, professionals, or investors.

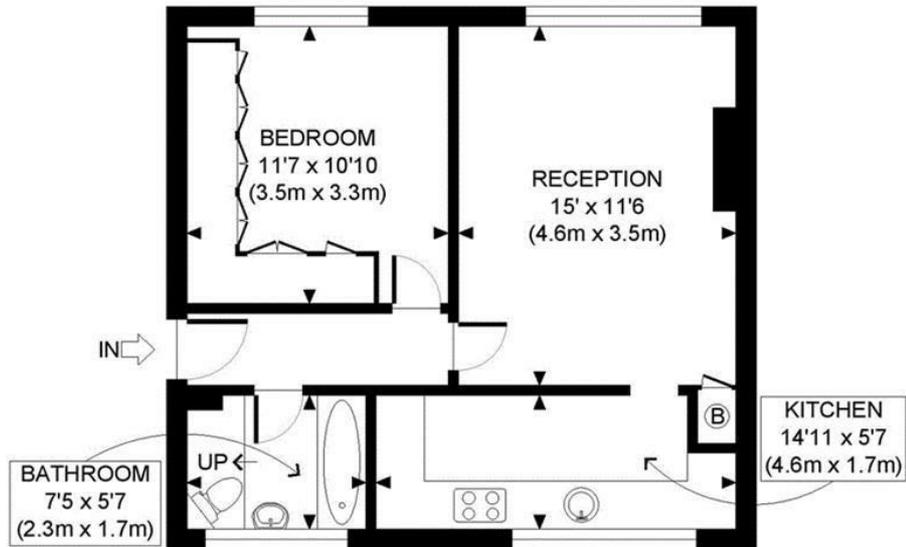
Shoreham Close is situated close to the amenities of Southside shopping centre which has a range of shops, eateries, a gym, and a cinema. The River Thames along with the green open spaces of Wandsworth Park and King George Park are a short walk, as are various bus routes to Hammersmith, Acton, Wimbledon, Tooting, and Victoria. Wandsworth Town station (SWR) and East Putney station (District line) are also within easy reach. NO CHAIN!

Please note there is a buyer fee. The buyer fee payable is 2% plus VAT of the final sale price of the property. This is subject to a minimum fee of £4,000 + VAT, payable upon completion of the sale and will be collected by the (sellers) solicitors administering the estate.



Council Tax Band: C





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 478 SQ FT

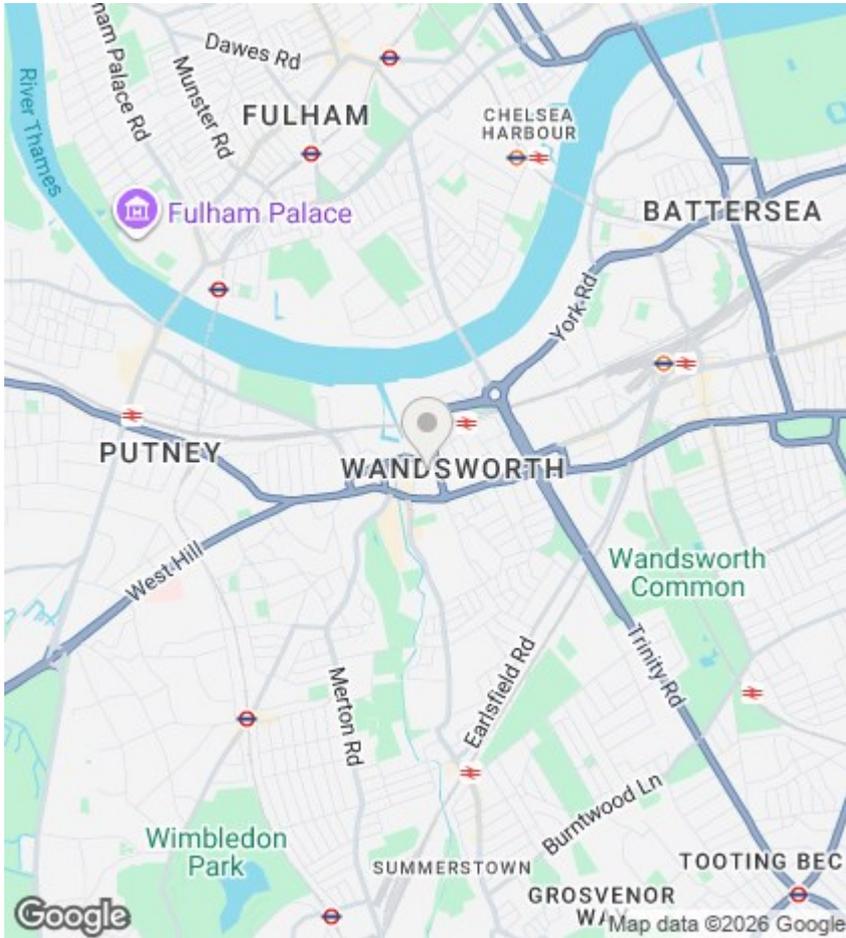


APPROX. GROSS INTERNAL FLOOR AREA: 478 SQ FT/ 44 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Directions



Viewings

Viewings by arrangement only.
Call 020 8993 7755 to make an appointment.

EPC Rating:

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