



Eastfields Avenue  
London, SW18

CHESTERTONS





A beautifully presented two bedroom apartment situated on the third floor of this highly sought after riverside development. The property has been finished to an incredibly high standard and boasts an open plan reception/kitchen leading onto a private winter garden, two large double bedrooms, two modern bathrooms (including one ensuite) and direct river views.

The apartment is also a short walk to Wandsworth Riverside Quarter pier, which has regular commuting services via the Thames Clipper to Chelsea, Embankment, Blackfriars, London Bridge and Canary Wharf. Riverside Quarter is situated within a short walk to Wandsworth Park.

- Two double bedrooms
- Winter garden
- Residents gym & swimming pool
- Allocated parking
- Over 1000 sq. ft.
- Chain free

Asking Price £850,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 984 years remaining

**Service Charge:** £8000 per annum

**Ground Rent:** £500 per annum

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

*Chestertons Wandsworth Sales*

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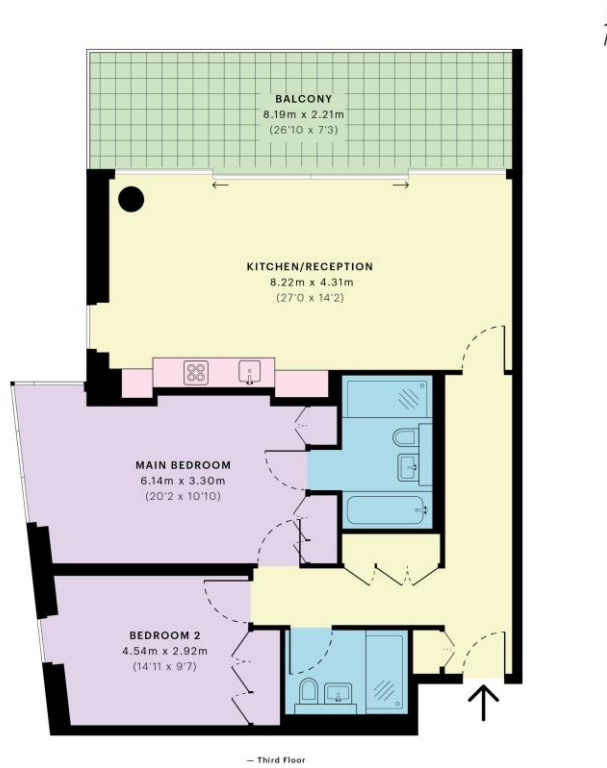


### Eastfields Avenue, SW18

CAPTURE DATE: 19/05/2021 | LASER SCAN POINTS: 2,853,874

GROSS INTERNAL AREA

89.84 sqm / 967.03 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
89.84 sqm / 967.03 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes sea rooms, restricted head height  
84.69 sqm / 911.60 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
17.99 sqm / 193.64 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 108.56 sqm / 1168.53 sqft  
IPMS 3C RESIDENTIAL 103.54 sqm / 1114.50 sqft  
SPEC ID: 6096a9845c643cd63837dbaf

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