

Eltringham Street
London, SW18

CHESTERTONS











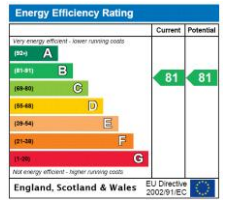
A beautifully proportioned ground-floor apartment offering generous living space, featuring two spacious double bedrooms, two modern bathrooms, and a bright open-plan living and kitchen area. Flooded with natural light, the living space opens directly onto a well-maintained communal garden shared by the other ground-floor apartments within the development. Residents of Charterhouse Apartments also enjoy access to a large communal roof terrace, perfect for relaxing or entertaining.

Situated on the peaceful cul-de-sac of Eltringham Street, the apartment benefits from a friendly neighbourhood atmosphere just moments from York Road. The vibrant Old York Road, Battersea Reach, and the riverside are all within easy walking distance, offering an excellent selection of cafés, restaurants, riverside pubs, fitness studios, a hair salon, independent shops, a private GP practice, and a Montessori nursery.

The property is exceptionally well connected, with Wandsworth Town and Clapham Junction stations providing fast rail links across London. Numerous bus routes and river services from St Mary's Pier further enhance connectivity. The charming boutiques, cafés, and tree-lined streets of Old York Road and St John's Hill are just a short stroll away, while the nearby Ram Quarter regeneration continues to bring exciting new shops, bars and restaurants to the local area.

- Two bedrooms
- 798sq ft
- Two bathrooms
- Communal roof terrace
- Secure modern development
- Chain free

Offers in excess of
£425,000



Tenure: Leasehold 107 years 1 months
Service Charge: £4,572 Per Annum
Ground Rent: £500 Per Annum
Local Authority: London Borough of Wandsworth
Council Tax Band: E

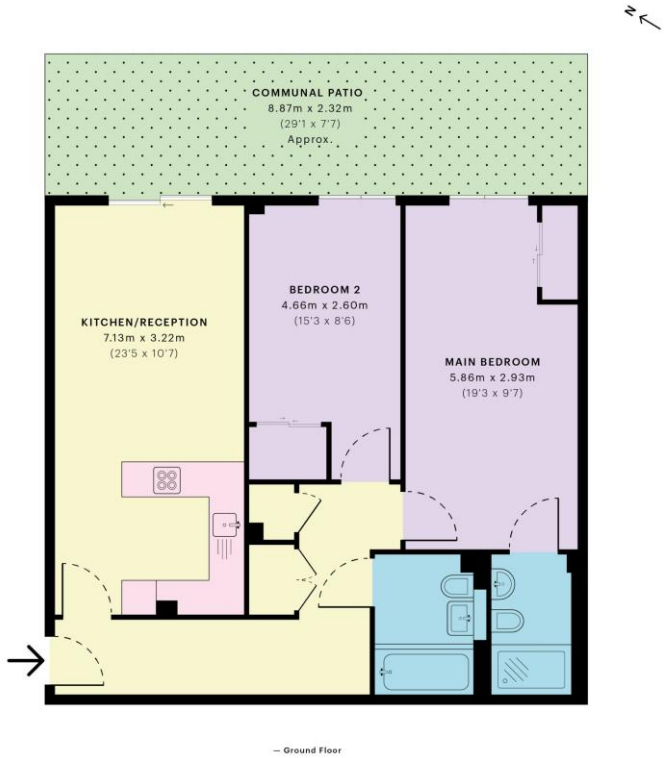
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Charterhouse Apartments, SW18

CAPTURE DATE 23/05/2022 LASER SCAN POINTS 81,167,340

GROSS INTERNAL AREA
74.14 sqm / 798.04 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m
74.14 sqm / 798.04 sqft	70.54 sqm / 759.29 sqft	0.00 sqm / 0.00 sqft	0.18 sqm / 1.94 sqft

spec Verified

RICS Certified Property Measurer

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 3B RESIDENTIAL 74.65 sqm / 803.53 sqft
IPMS 3C RESIDENTIAL 71.60 sqm / 770.70 sqft

SPEC ID 6282411e07a8c00dd56ad3d1

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