



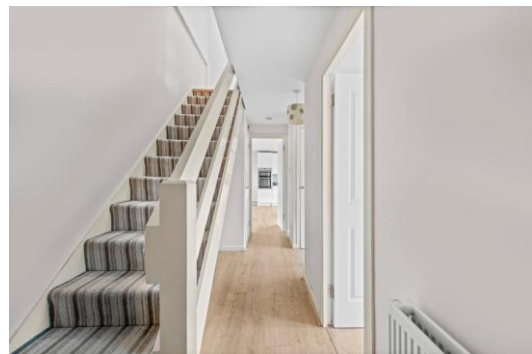
Ericcson Close

London, SW18

Offers in excess of £525,000

Bright and spacious split-level three-bedroom flat with private balcony, offered in excellent condition and ideally located between Putney and Wandsworth.

CHESTERTONS



Ericcson Close

London, SW18

- 3 Bedrooms
- Split-level flat
- Arranged over the second and third floors
- Quiet and popular residential development
- Well maintained grounds and gardens
- Private estate parking with a visitor permit and paid on-street parking
- Conveniently located for both Putney and Wandsworth Town centres
- Excellent transport links including East Putney Underground and Wandsworth Town mainline station
- Easy access to the A3



A beautifully presented split-level three-bedroom flat with a private balcony and private estate parking, offering generous and well-balanced living space throughout, set within a well-maintained development on the borders of Putney and Wandsworth.

Arranged over the second and third floors, the property is in lovely condition and has been tastefully maintained. The first level features a bright and spacious reception room with direct access onto a private balcony, creating an ideal space for both relaxing and entertaining. There is also a well-appointed kitchen/diner with ample storage, a double bedroom, and a modern bathroom with a separate W/C.

Upstairs, the property offers a generous principal bedroom along with a further well-proportioned bedroom. Additional benefits include excellent storage throughout and a neutral décor, allowing for immediate occupation.

Ericsson Close is a quiet and popular residential development set in a tree-lined road and conveniently located for both Putney and Wandsworth Town centres, as well as Southside Shopping Centre. Excellent transport links are nearby, including East Putney Underground and Wandsworth Town mainline station, along with easy access to the A3.

Offered to the market chain free.

Please note that some of the marketing photographs have been digitally enhanced with CGI furniture for illustrative purposes.

Tenure: Leasehold (Expiry: 10/11/2201)

Service Charge: £1,269.74 p.a. Includes Block and estate costs

Ground Rent: Peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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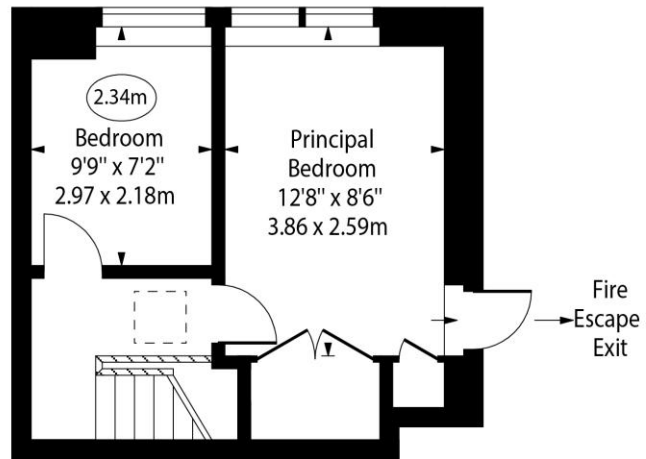
020 8246 5959

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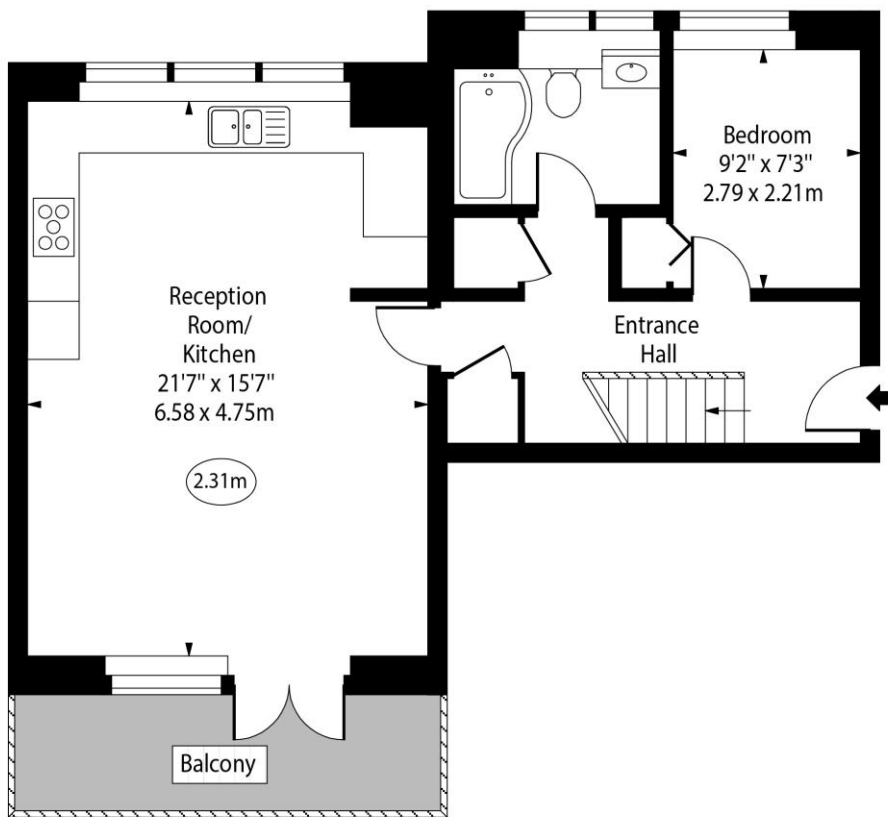
Ericcson Close, SW18



○ - Ceiling Height



Third Floor



Second Floor

Approx Gross Internal Area 838 Sq Ft - 77.85 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 030065E

