



Beacon Tower
1 Spectrum Way, SW18





A modern two-bedroom, two-bathroom apartment set within the 'Filaments' development. The property benefits from an abundance of natural light thanks to the dual aspect and floor to ceiling windows across the eleventh floor.

The open plan kitchen/living space offers a fully integrated kitchen, dining space and access to the Southeast facing balcony.

Both bedrooms benefit from built in storage as well as an en suite to the main bedroom. Further benefits include a concierge and a chain free sale.

Local amenities:

Southside Shopping Centre: 0.2 miles

King Georges Park: 0.1 miles

Wandsworth Town Station: 0.6 miles

- No chain
- Eleventh floor
- Over 800 sq. ft.
- Concierge
- Floor to ceiling windows
- South facing

Asking Price £575,000

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

Tenure: Leasehold 235 years remaining

Service Charge: £5520 per annum

Ground Rent: £524 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Sales

47 East Hill

London

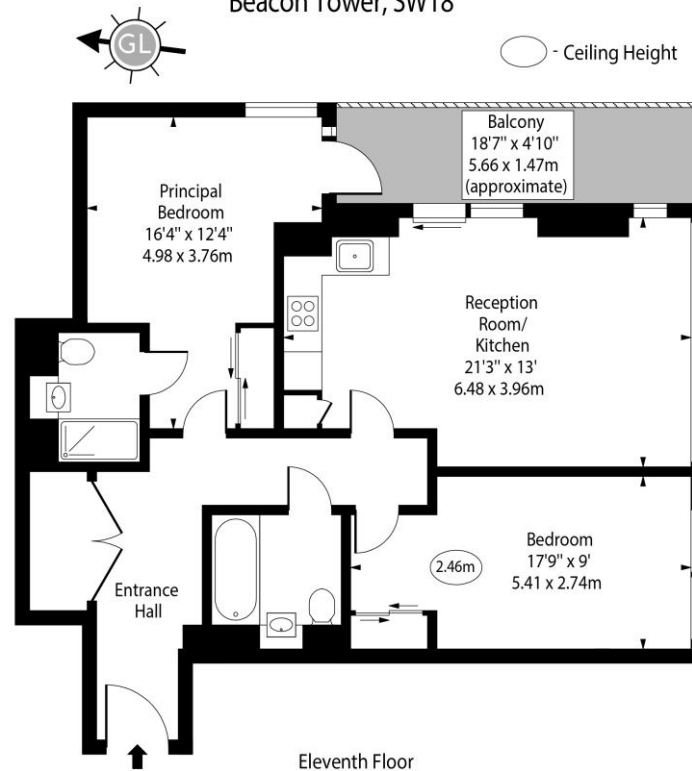
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Approx Gross Internal Area 824 Sq Ft - 76.55 Sq M

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.
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