



East Hill
London, SW18

CHESTERTONS





This spacious garden flat on the lower ground floor offers 973sqft of living and entertaining space, plus a well-maintained, sunny private garden.

Accessed via its own front door, the flat comprises an entrance hallway which leads to the spacious primary bedroom, with ample fitted storage. There is a useful utility room, family bathroom, and the main sitting room beyond.

The semi-open plan kitchen/dining is well designed with lots of storage, and leads directly to a good sized garden, with ample space to entertain.

At the rear of the property is the second bedroom and en-suite bathroom.

There are high ceilings throughout, secondary glazing to the front (for added insulation), and two feature fireplaces.

Positioned on East Hill, at the edge of the sought-after Tonsley's, Wandsworth Common, Old York Road and Wandsworth Town Station are just a short stroll away.

St. John's Hill and Clapham Junction Station are also easily reached.

- 973sqft
- Two bedrooms, two bathrooms
- Share of Freehold
- Chain free
- Sunny private garden
- Great condition throughout

Offers in excess of
£700,000

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		
		74 C	80 C

Tenure: Share of Freehold 950 years remaining

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

47 East Hill

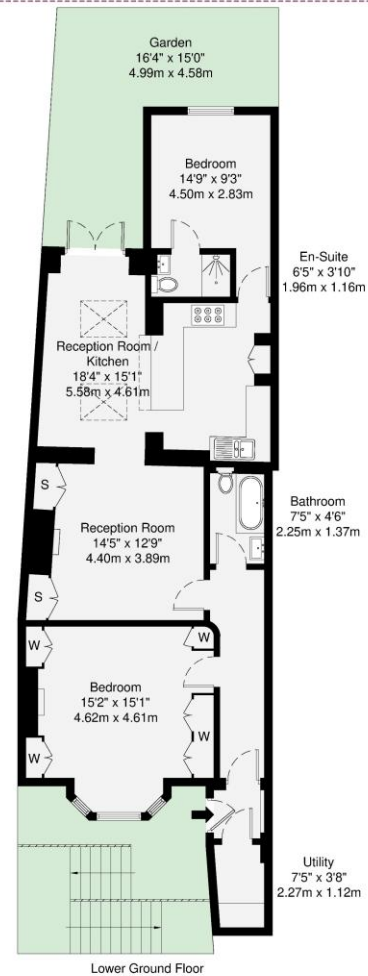
London

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Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
90.4 sq m / 973 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.2 sq m / 34 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
33.9 sq m / 364 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

