



Mediterranean House
175 Wandsworth High Street, SW18

CHESTERTONS



A luxury apartment with two double bedrooms, two bathrooms, separate cloakroom and an impressive open-plan kitchen and living room space.

Vendor advises the following:

The entrance into the flat includes high ceilings with beautiful polish-plastered walls and factory finished framed cross veneered oak doors, LED lighting throughout. Flat has wide oak flooring boards of 260mm. The property is under floor heating throughout. There is an integrated sound system with recessed speakers in every room and built in wardrobes and bed with hidden tv section where you can add the mechanism.

The high end bespoke interiors continue in the contemporary kitchen with its combination of satin-sprayed cabinets and Italian marble surrounded in a dark oak veneer frame. The flat will be sold with the high end integrated appliances (Miele, Smegg & Bosch), built in furniture and window fittings.

The open-plan design of the kitchen and living room is superb for entertaining. There is a built in AV unit and working station. All windows in the apartment are triple glazed 44mm thick solar glass with Argon gas in both cavities benefiting from both superb sound insulation and energy performance. These slide open to reveal two Juliet balconies. There is also a built in writing desk + bar & vine shelving

Both double bedrooms are finished in keeping with the sleek, luxury theme. They include bespoke built in wardrobes, and designer beds with intelligent storage and option for integrated television. The two bathrooms are fitted with Italian marble, bespoke vanity units & mirrored fronted medicine cabinets and designer sanitary ware including Villeroy & Boch sinks, Crosswater taps & rain shower heads. One has a bath with small rain shower head and one a walk-in shower with 600mm x 300mm rain shower head fitted to the ceiling. There is also a guest cloakroom decorated with designer wallpaper in upper section and dark timber panelling in lower section around the basin.

Ceiling height is 2.6m

All flats in Mediterranean House can apply for parking permit.

All furniture included in the sale.

The property will be sold with a new lease and one year ground rent and service charge included.

Situated in central Wandsworth, the flat is just metres away from Southside Shopping Centre, with a huge range of amenities on your doorstep, as well as excellent bus links.

Wandsworth Town Station and East Putney tube station are both close by.

- Two bedroom
- Two bathrooms and separate cloakroom
- Refurbished to a high standard
- Open-plan kitchen
- No chain

Asking Price £719,950

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B	B2	B2
69-80	C		
55-68	D		
49-54	E		
37-48	F		
13-36	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 124 years 10 months
Service Charge: £4196.31
Ground Rent: £300
Local Authority: Wandsworth
Council Tax Band: E

Chestertons Wandsworth Lettings

11 Huguenot Place
London
SW18 2EN

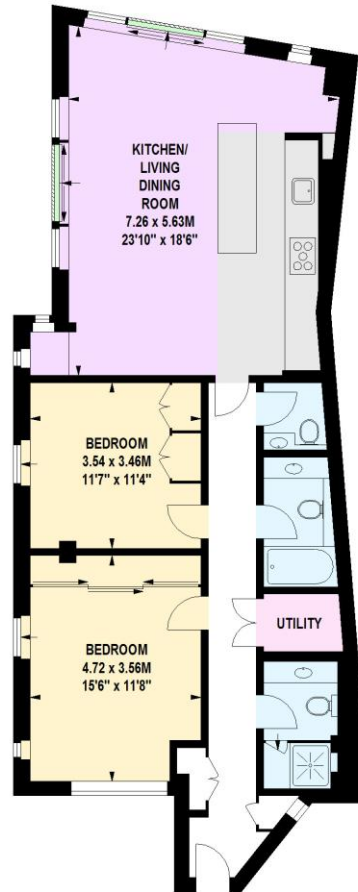
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Approximate gross internal area
95.50 sq m / 1028 sq ft



Second Floor

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