



Spectrum Way
Wandsworth, SW18

CHESTERTONS





A bright and spacious modern apartment with particularly high ceilings in a sought after development with a private balcony. The property is presented immaculate and comes with a concierge service.

In brief, the property comprises entrance hall leading into the large living / kitchen space which has ample room for dining / home working. The double bedroom is adjacent and comes with an alcove, which would make an excellent space for in-built storage. The hallway comes with a large built-in cupboard and the modern bathroom is towards the front of the building. The private balcony is opposite the entrance and faces south.

Spectra Apartments are located in the prestigious Filaments Development in the heart of Wandsworth. Local amenities include the popular Southside shopping centre with a host of shops and restaurants including Planet Organic & Waitrose.

In addition, King George's Park is opposite with its green open spaces, tennis courts, playgrounds, playing fields, ornamental garden and pond. Wandsworth Town Station is 0.5 miles away and East Putney Underground Station is 0.8 miles away. Nearby bus routes also offer further useful alternatives.

- Superb modern development
- Private south-facing balcony
- High ceilings and airy feel throughout
- Concierge

Asking Price £350,000

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 111 years 7 months

Service Charge: £3566 Communal areas, outside and grounds maintenance, concierge,

Ground Rent: £250

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

47 East Hill

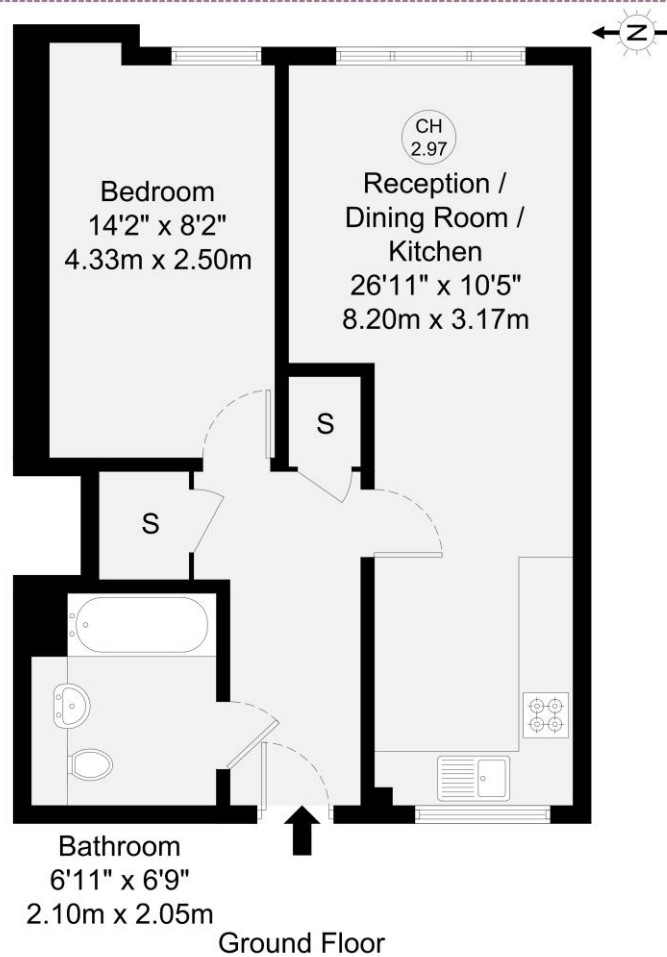
London

SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



GROSS INTERNAL AREA (GIA)
The footprint of the property
47.4 sq m / 510 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2 sq m / 21 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 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