



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.

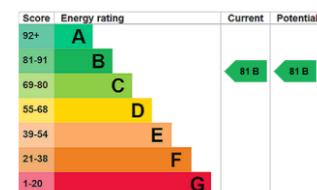
In brief, the property comprises entrance hall leading into the large living / kitchen space which has ample room for dining / home working. The double bedroom is adjacent and comes with an alcove, which would make an excellent space for in-built storage. The hallways comes with a large built-in cupboard 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



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

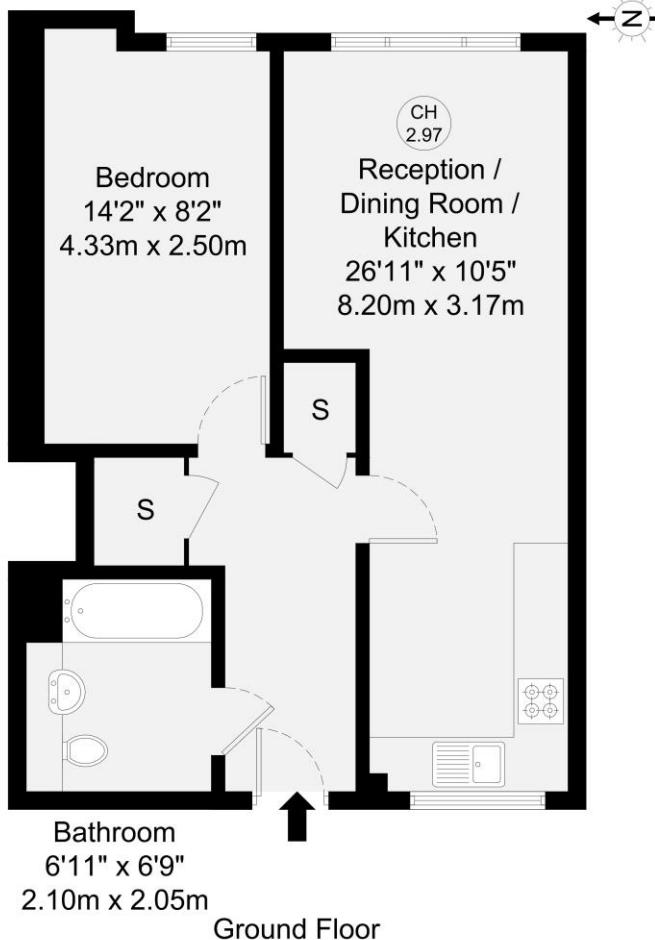
London

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
Courtyard, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited clear height under 1.5m
0.0 sq m / 0.0 sq ft

Maison
VUE

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.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable