



Constance Court
10 Chatfield Road, SW11

CHESTERTONS





A great opportunity to acquire this modern third floor two-bedroom, two-bathroom apartment situated in a modern secure development within moments of the River Thames.

The immaculately presented and well-balanced accommodation of 852 Sq Ft benefits from generously proportioned rooms and a private balcony.

With a welcoming entrance hall, to the front is a great-sized open plan reception room with a stylish fully fitted kitchen area, ample space to relax and large windows. To the middle and rear is the master bedroom with an en-suite and access to the balcony, a modern family bathroom suite, additional storage and bedroom two which is a good sized double.

Constance Court is a modern development benefiting from secure entrance, bike storage, lift access, communal area and within a short walk of far-reaching transport links at Clapham Junction and Wandsworth Town mainline stations

- Two Bedroom
- Private Balcony
- Modern development
- High quality fittings
- Two Bathrooms

Asking Price £625,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-101	B	85	85
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold 992 years 10 months
Service Charge: £2,500 Per Annum
Ground Rent: £450 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

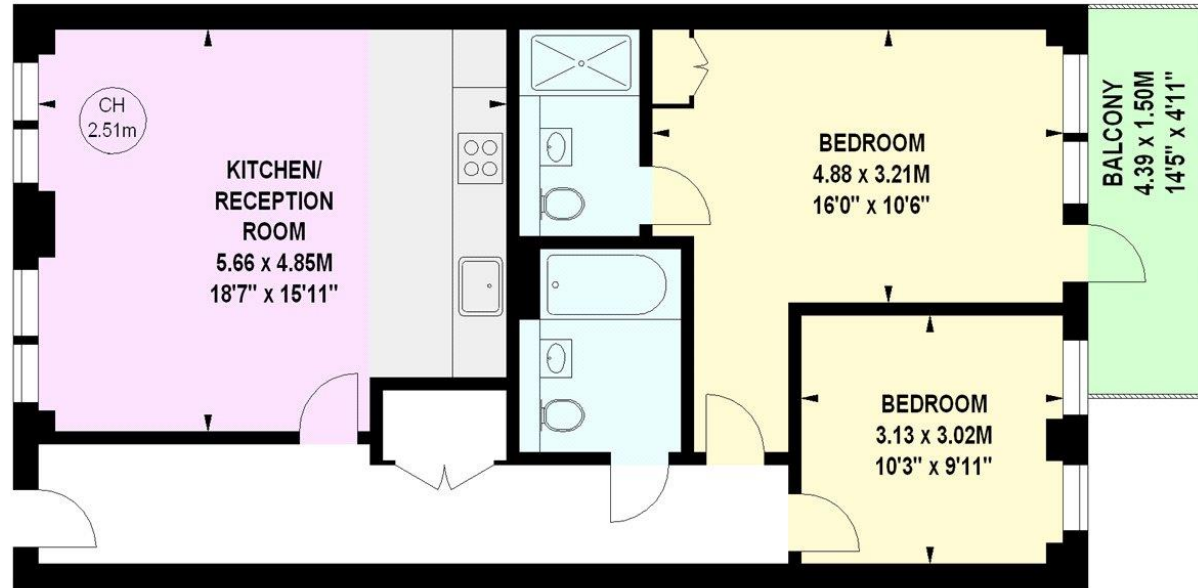
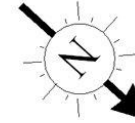
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Constance Court, SW11

Key :
CH - Ceiling Height

Approximate gross internal area

79.15 sq m / 852 sq ft



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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