



## Bach House, Wandsworth Road

Asking Price £650,000

Welcome to Bach House, a modern apartment located on the vibrant Wandsworth Road. This delightful property offers a spacious living experience, boasting an impressive 807 square feet of well-designed space.

As you enter, you are greeted by a welcoming reception room, perfect for relaxing or entertaining guests. The apartment features two generously sized bedrooms, providing ample space for rest and privacy. With two bathrooms, convenience is at your fingertips, making it ideal for families or those who enjoy having extra facilities.

The modern design of this apartment ensures a comfortable and stylish living environment, with contemporary finishes that appeal to today's discerning buyer. The location on Wandsworth Road offers excellent transport links and a variety of local amenities, making it a desirable area for both professionals and families alike.

This property presents a wonderful opportunity to enjoy modern living in a sought-after location. Whether you are looking to buy or rent, Bach House is a fantastic choice for those seeking a blend of comfort, style, and convenience. Don't miss the chance to make this lovely apartment your new home.

Years remaining on lease: 987 years

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: F (Lambeth)

Electricity supply – Mains | Heating – Mains | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access

To check broadband and mobile phone coverage please visit Ofcom

# Wandsworth Road London



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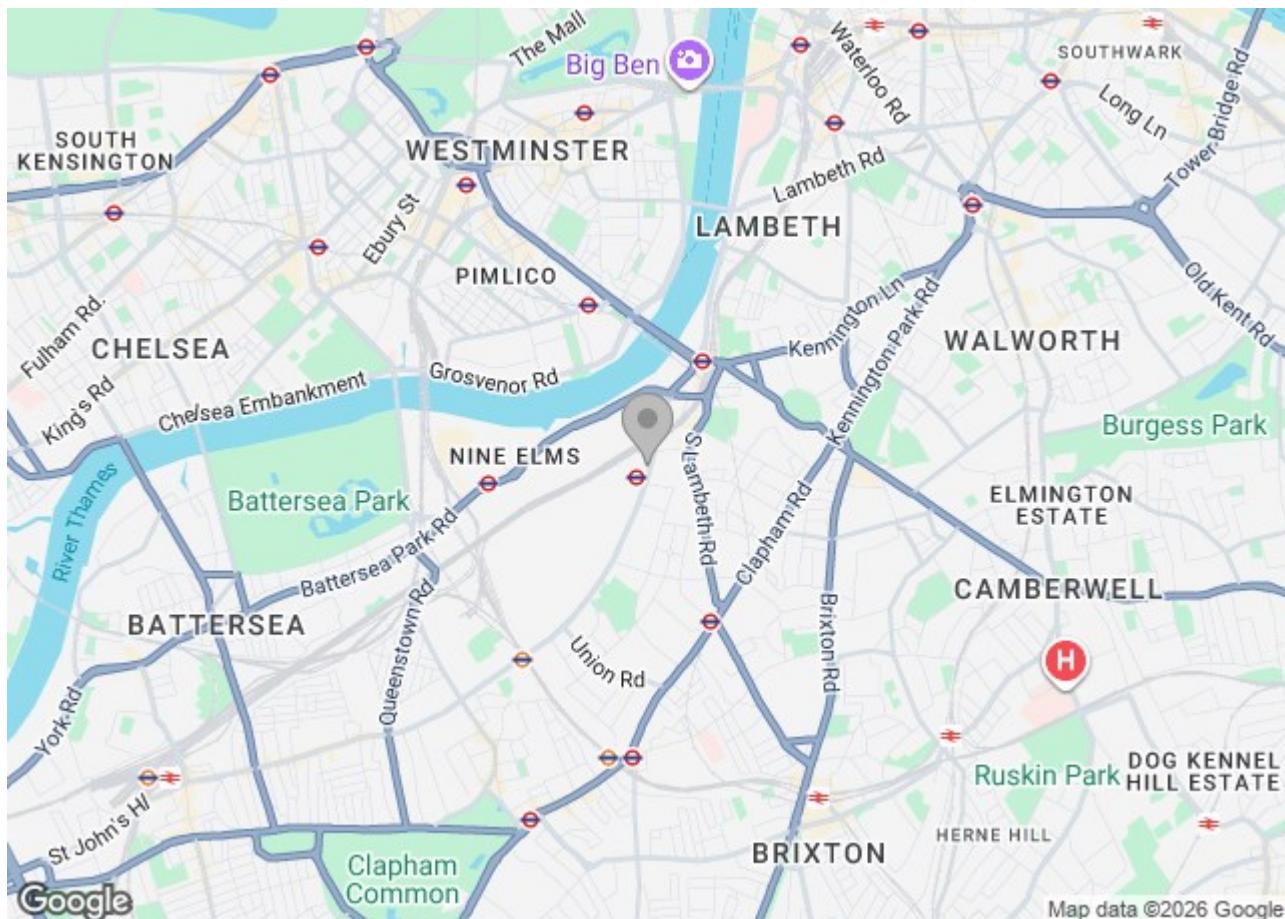


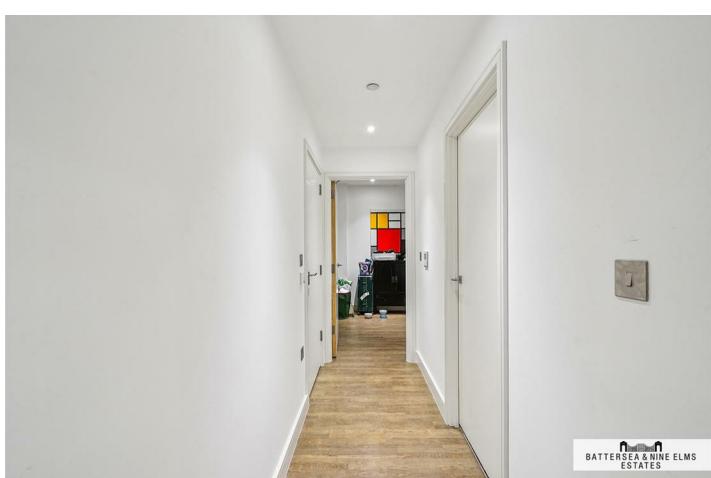
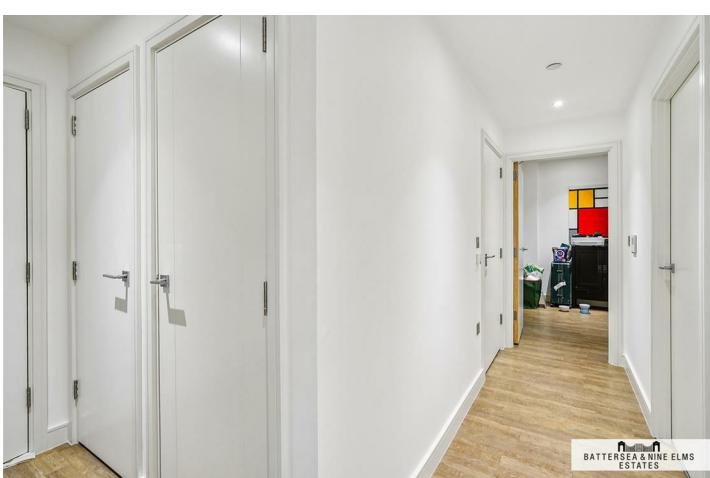
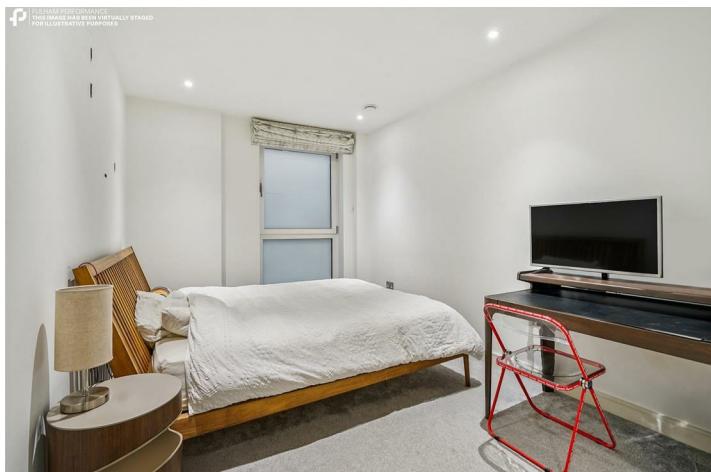
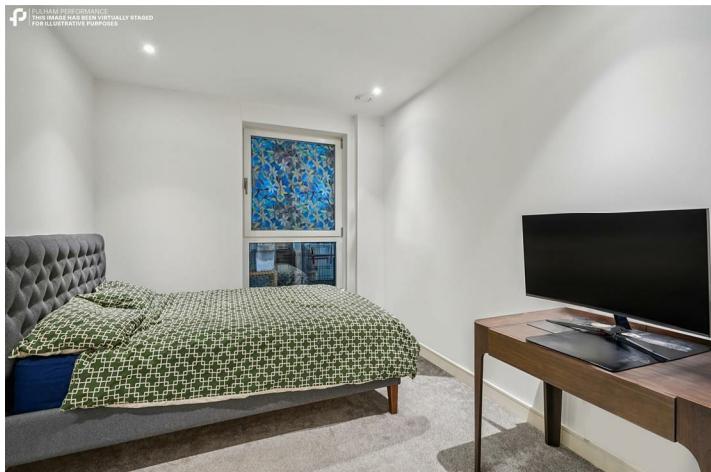
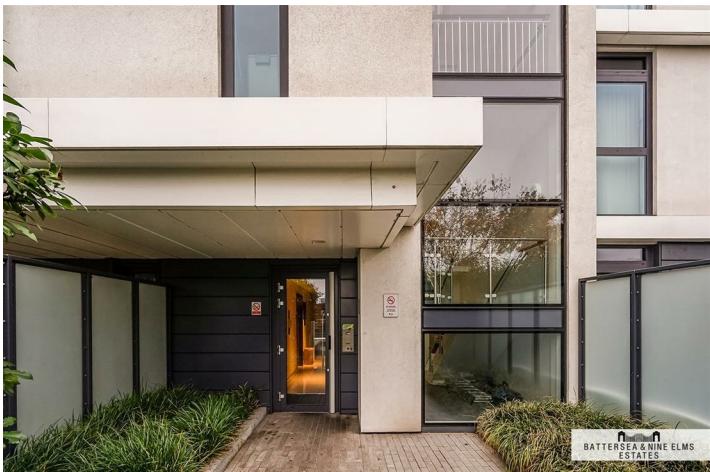
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- Two bedrooms
- Residents only gymnasium
- 24 hour concierge
- Two bathrooms (one-ensuite)
- Residents Lounge
- Large private terrace
- Cinema room



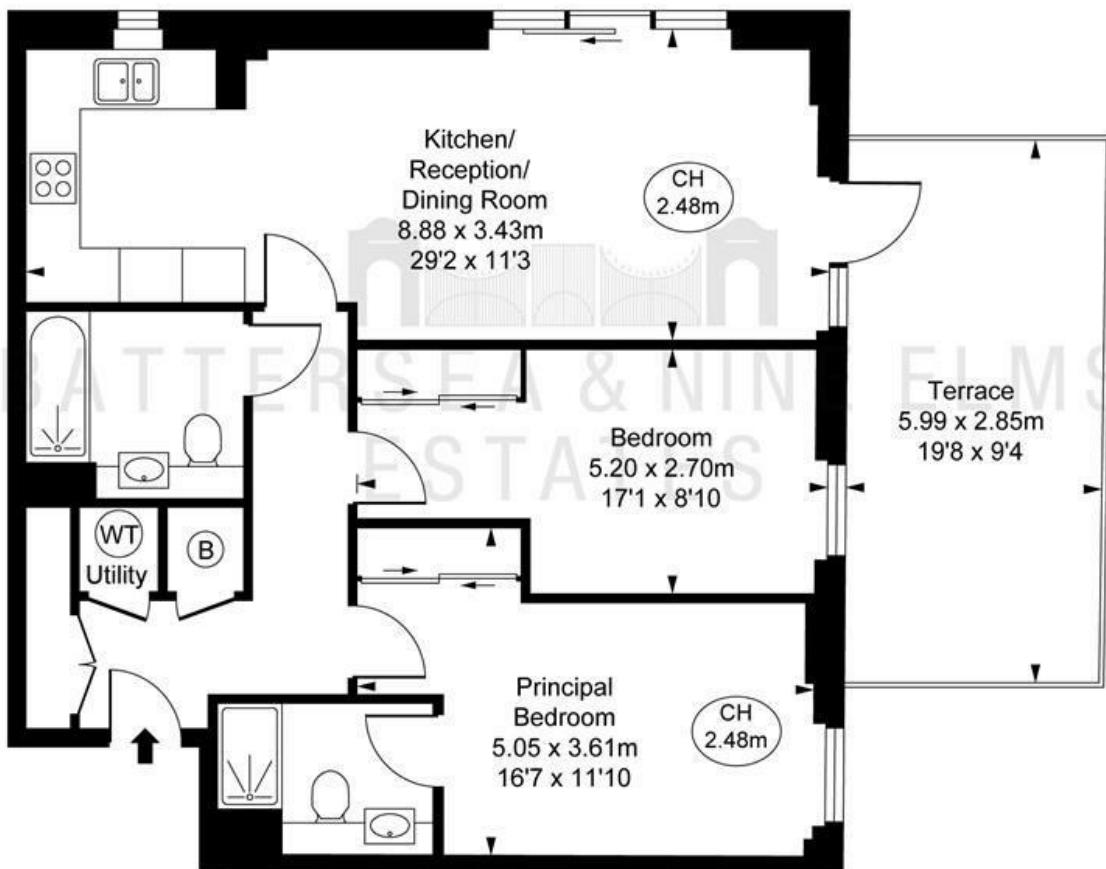


Bach House,  
Wandsworth Road, SW8

Approximate Gross Internal Area  
75.70 sq m / 815 sq ft



( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		