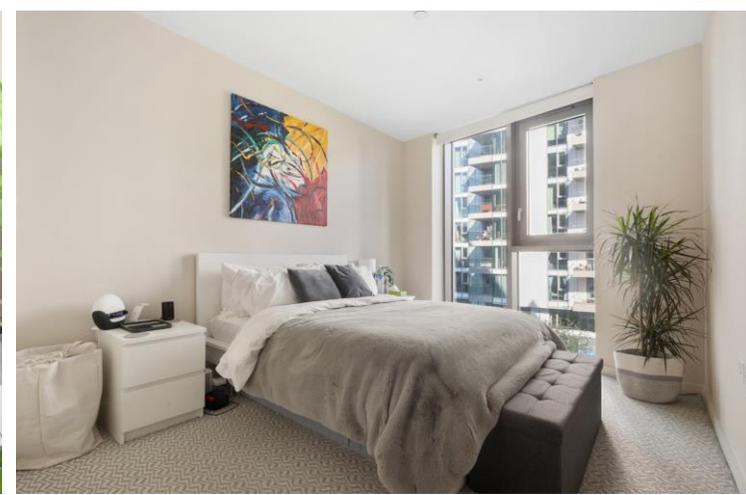
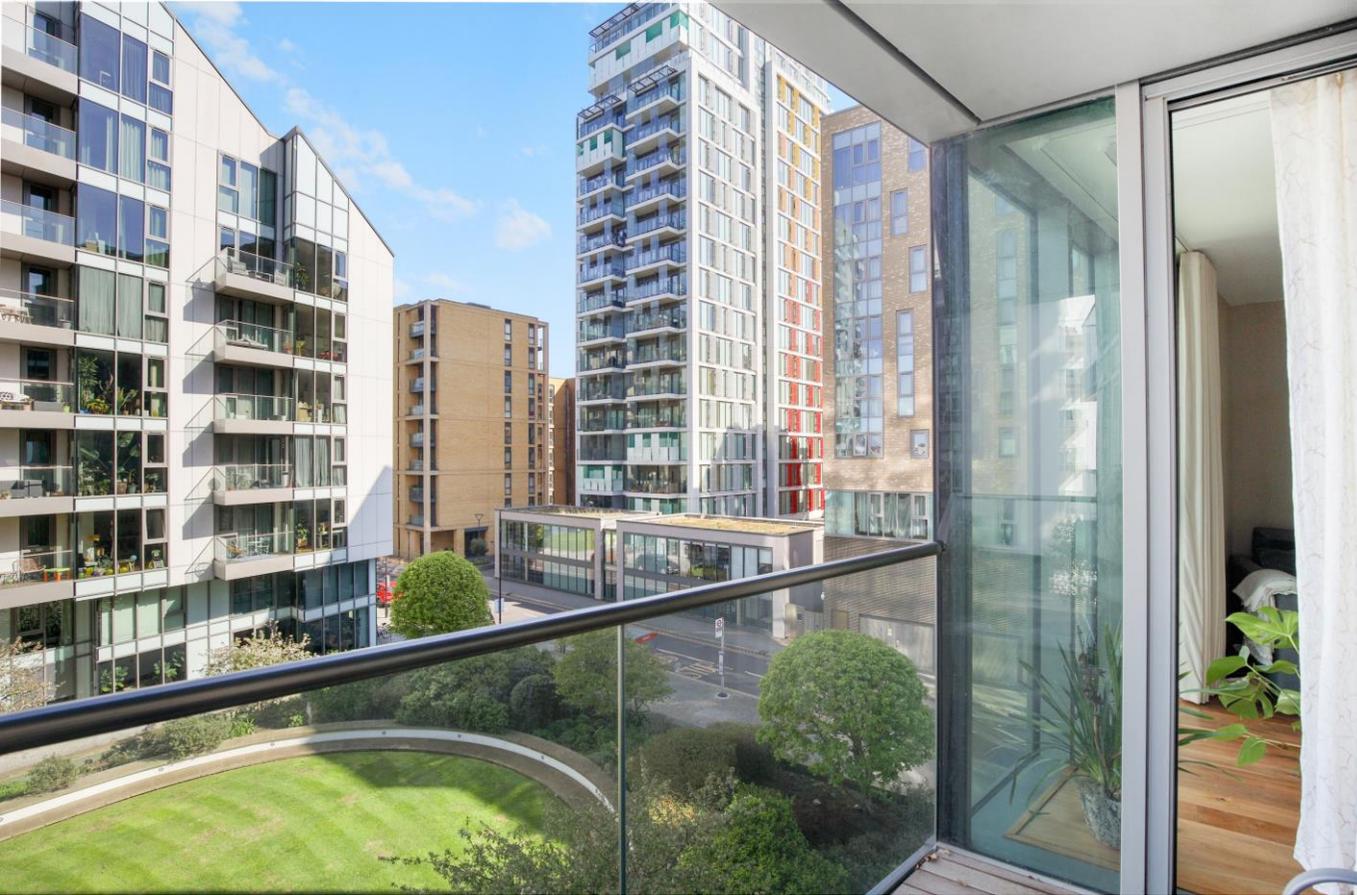




Eastfields Avenue  
Wandsworth, SW18

CHESTERTONS





Pristine apartment in a modern development with private balcony offering direct views over the River Thames.

Eastfields Avenue benefits from onsite concierge service as well as private residents gym and swimming pool.

The apartment offers two double bedrooms and two bathrooms as well as a bright and airy open plan kitchen living area.

This ever popular development is located on the banks of the River Thames within a short walk of Wandsworth Park, Wandsworth Town Centre and Putney High Street.

Wandsworth Town Station (0.4 miles) provides regular overground services to London Waterloo and Clapham Junction, while East Putney Station and Putney Bridge Station are nearby (0.7 miles) which gives residents easy access to the City via the District Line.

- Third floor purpose built apartment
- Over 750 sq. ft.
- Two double bedrooms
- Two bathrooms
- Open Plan living space
- Private balcony with river views

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	77	77
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

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

**Tenure:** Leasehold 985 years remaining  
**Service Charge:** £6000 per annum  
**Ground Rent:** £100 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

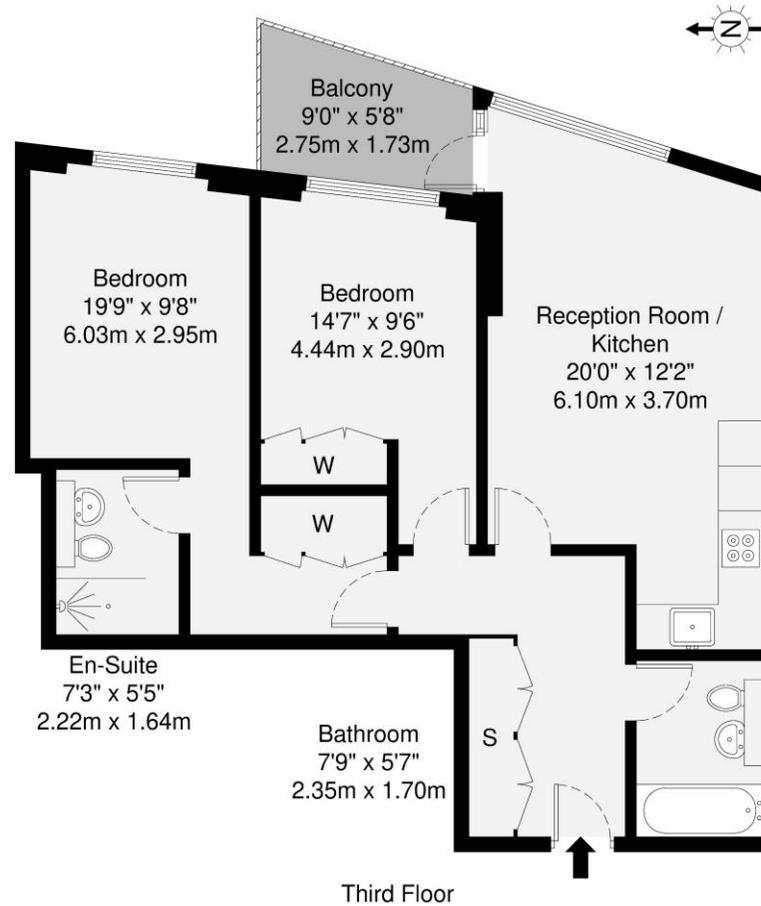
*Chestertons Wandsworth Sales*

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 London  
 SW18 2QE

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.6 sq m / 759 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobes total area  
3.8 sq m / 40 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
4.7 sq m / 50 sq ft

RESTRICTED HEAD HEIGHT  
Limited use areas 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

