



Groom Crescent
London, SW18

CHESTERTONS





This impressive apartment offers close to 1,000sqft of well-balanced living space, featuring a bright and expansive open-plan reception/dining room and kitchen with underfloor heating throughout. Positioned on the top floor, the property benefits from an abundance of natural light and a greater sense of privacy. Overlooking a well-maintained green crescent, the main living space provides an excellent entertaining area, with ample space for a large dining table, direct access to a private balcony and a well-appointed kitchen thoughtfully arranged to maximise both storage and functionality. The kitchen benefits from an island as well as integrated white goods with a benefit of a boiling water tap.

The property comprises two generous double bedrooms, with the principal bedroom offering excellent proportions and access to a second private balcony and large walk-in wardrobe, while the second bedroom is also well-sized and includes built-in storage as well as a large rain sensor VELUX window. A modern family bathroom is conveniently located off the hallway, alongside additional storage cupboards and access to useful eaves storage.

Phoenix Court is ideally positioned in the heart of SW18, offering excellent access to the vibrant amenities of Wandsworth. A wide selection of shops, cafés, restaurants, and leisure facilities can be found nearby, including the popular Southside Shopping Centre. The area is well-served by transport links, with Wandsworth Town station providing direct services into central London, while East Putney Underground station (District Line), Earlsfield Station and Clapham Junction is also within easy reach. Wandsworth Common and King George's Park are close by.

- Top floor apartment
- Private car parking space
- Ample eaves storage
- Two balconies overlooking green crescent
- Underfloor heating throughout
- Newly built property- only 4 years old

Guide Price £700,000

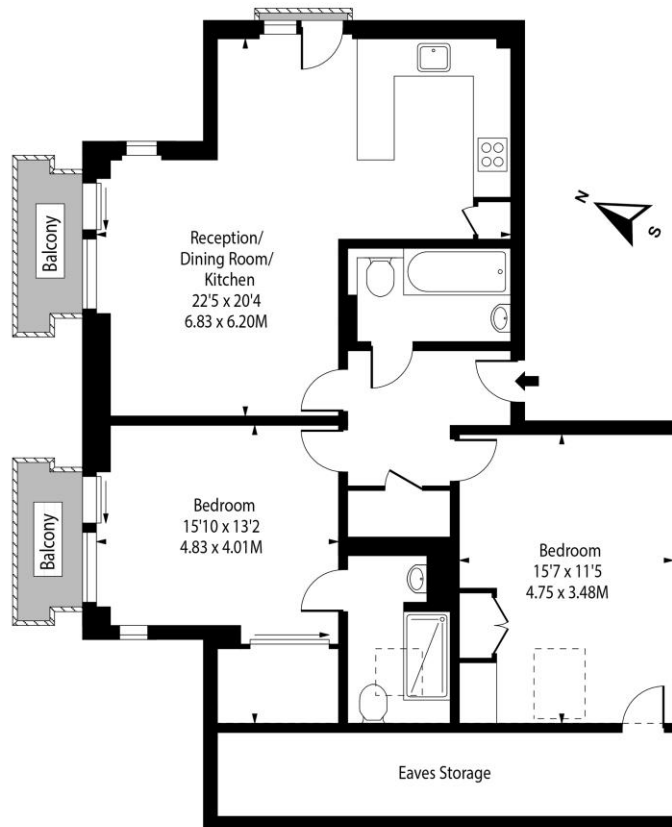
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 145 years 9 months
Service Charge: £2,800 Per Annum
Ground Rent: £395 Per Annum
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Chestertons Wandsworth Common Sales

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Phoenix Court, SW18



Second Floor

Approx Gross Internal Area **993 Sq Ft - 92.25 Sq M**

Includes Eaves Storage and Limited Use Area - 121 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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