



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
- ESW1 form available
- High ceilings and airy feel throughout

Asking Price £325,000

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

**Tenure:** Leasehold 111 years remaining

**Service Charge:** £3566 per annum

**Ground Rent:** £250 per annum

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

*Chestertons Wandsworth Sales*

47 East Hill

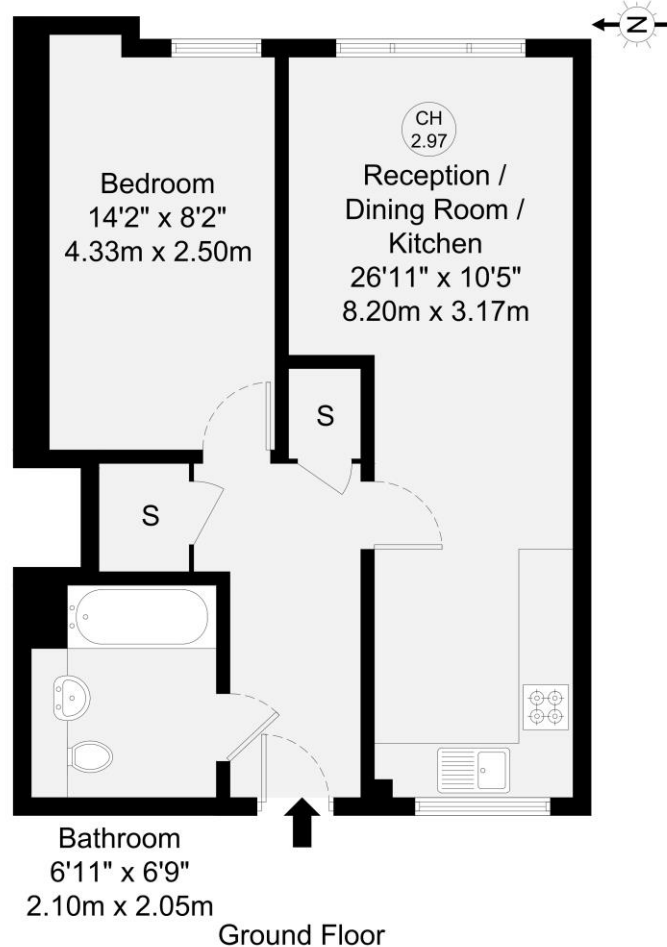
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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
47.4 sq m / 510 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2 sq m / 21 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area 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