



Francis House
25 Eltringham Street, SW18





A great opportunity to own this impressive fourth floor apartment with parking located in the Schoolyard development in Wandsworth.

This immaculate three bedroom, two bathroom apartment has been finished to a very high specification. The accommodation extends to almost 1,100 sq. ft. and boasts a spacious entrance hall, a master bedroom with built in storage and ensuite shower room, two further double bedrooms and a modern family bathroom.

The dual aspect open plan kitchen/living room is flooded with light by floor to ceiling windows and there is plenty of space for dining. The kitchen has been finished to high specification with stylish units and integrated appliances. The reception room leads on to a sunny private balcony.

This attractive development is situated moments from bars, restaurants and boutique shops of Old York Road and Wandsworth Town station is a short walk away. The property is also serviced by excellent bus routes linking Chelsea & Fulham and the West End.

- Open plan Kitchen/living room
- Double bedroom with ensuite shower room
- Two further double bedrooms
- Balcony
- Accommodation of almost 1,100 sq. ft.
- Underground parking

Asking Price £725,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
21-30			
1-20			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 117 years 4 months

Service Charge: £2734.44

Ground Rent: £350

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

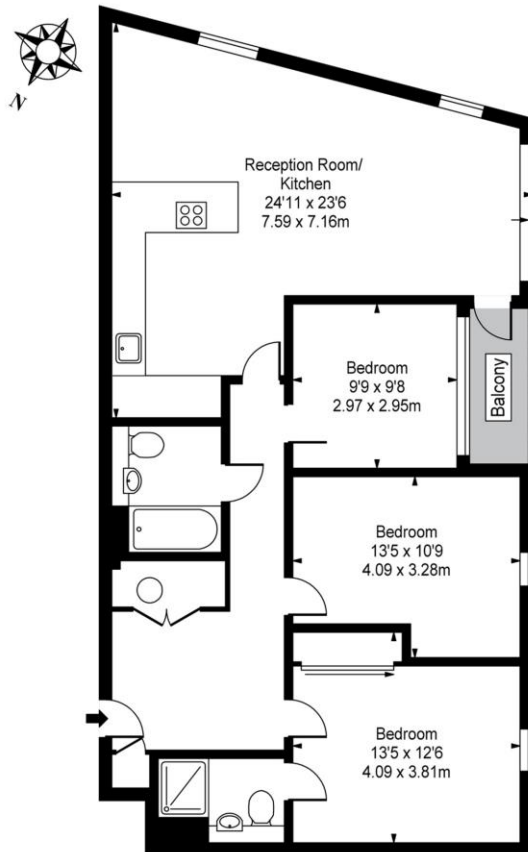
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Fourth Floor

Approx Gross Internal Area **1082 Sq Ft - 100.52 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 40075

